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#03039919  
ATC  
WARRANTY DEED

Vol m93 Page 11459

AFTER RECORDING RETURN TO:

EUGENE A. SCOTT  
DONNA M. SCOTT  
6214 BRYANT AVENUE  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JOE L. YANCE hereinafter called GRANTOR(S), convey(s) to EUGENE A. SCOTT and DONNA M. SCOTT, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East one-half of Lot 8, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING the West 50 feet thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe Yance by Quitclaim Deed recorded August 25, 1981 in Book M-81 at Page 15138, more fully described as follows:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being a portion of Lot 8, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of Lot 8, Block 1, ALTAMONT ACRES and the Westerly right of way line of Bisbee Street; thence North 89 degrees 40' West 97.10 feet along the North line of said Lot 8 to a point in an existing fence line; thence South 0 degrees 58' 55" West 80.00 feet along said fence line to a point; thence South 89 degrees 40' East 98.43 feet to a point on the Westerly right of way line of Bisbee Street, said point being 25.00 feet distant from the centerline of Bisbee Street; thence North 0 degrees 01' 50" East 80.00 feet along said Westerly right of way line to the point of beginning.

ALSO EXCEPTING that portion lying within the boundaries of Bisbee Street.

CODE 41 MAP 3909-3DB TL 1700

*[Signature]*  
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument, this 19 day of May 1993.

*[Signature]*  
JOE YANCE

Continued on next page

JOE YANCE

WARRANTY DEED OF 1993

PAGE 12 HERE WHEREOF THE CLERK OF THE COUNTY OF KLAMATH IS TO RECORD

11460

STATE OF OREGON, County of Klamath) ss.

On this 1st day of May, 1993,

Personally appeared the above named JOE YANCE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-15-94

WITNESSETH THAT

JOE YANCE, of the County of Klamath, State of Oregon, being of legal age and sound mind, and being duly qualified to execute the foregoing instrument, has acknowledged to me, the undersigned, that he is the owner of the above described premises, and that he has executed the foregoing instrument for the purposes and consideration therein expressed.

CODE 41 MAY 3000-300 11 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day of May A.D., 19 93 at 10:35 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 11459.

FEE \$35.00

Evelyn Biehn, County Clerk

By Caroline Mueller

JOE YANCE, of the County of Klamath, State of Oregon, being of legal age and sound mind, and being duly qualified to execute the foregoing instrument, has acknowledged to me, the undersigned, that he is the owner of the above described premises, and that he has executed the foregoing instrument for the purposes and consideration therein expressed.

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ASPEN TITLE & ESCROW INC  
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