

#01040464
WARRANTY DEED

AFTER RECORDING RETURN TO:
VERNON L. FULTON, JR.
DEBORAH A. FULTON
3333 ANDERSON, SPACE 25
KLAMATH FALLS, OR 97603

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

ELSIE S. YARBROUGH and MARCIA L. BROWN and JACKIE S. BRYANT,
hereinafter called GRANTOR(S), convey(s) to VERNON L. FULTON,
JR. and DEBORAH A. FULTON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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 apparent upon 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
\$48,000.00.

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 25th day of August, 1993.

Elsie S. Yarbrough
ELSIE S. YARBROUGH

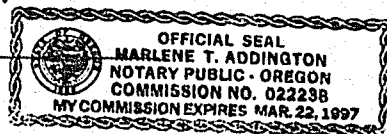
Marcia L. Brown
MARCIA L. BROWN

Jackie S. Bryant
JACKIE S. BRYANT

STATE OF OREGON, County of KLAMATH)ss.

On August 27, 1993, personally appeared the above named ELSIE
S. YARBROUGH and MARCIA L. BROWN and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF CALIFORNIA, County of _____)ss.

On August , 1993, personally appeared the above named
JACKIE S. BRYANT and acknowledged the foregoing instrument to be
her voluntary act and deed.

Before me: see back
Notary Public for California
My Commission Expires: _____

51230

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

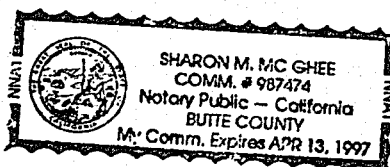
State of California

County of Butte

On 8/26/93 before me, Sharon M. McGhee, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jacqui S. Brown
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed
NUMBER OF PAGES 1 DATE OF DOCUMENT 8/26/93
SIGNER(S) OTHER THAN NAMED ABOVE none

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
none

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EXHIBIT "A"

Fifty-seven and one-half feet off the Northeasterly side of Lot 9, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Northwestern line of MonClaire Street at the intersection with said line and the line between Lots 8 and 9 of said Block 11; thence Northwesterly along said line between said Lots 8 and 9, 100 feet, more or less, to the most Northerly corner of said Lot 9; thence Southwesterly 57 1/2 feet; thence Southeasterly and parallel to the aforesaid line between Lots 8 and 9, 100 feet, more or less, to the aforesaid line of MonClaire Street; thence Northeasterly along said line of MonClaire Street 57 1/2 feet to the point of beginning.

CODE 1 MAP 3809-29DD TL 4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day of Aug. A.D., 19 93 at 10:52 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 21769

FEE \$35.00

Evelyn Biehn - County Clerk
By Dorlene Mulholland