

WARRANTY DEED

03041641 AFTER RECORDING RETURN TO:

ED OUEILHE DEBORAH LYN OUEILHE 4294 NORTH ELECTRIC SAN BERNADINO, CA 92407

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

JAMES R. YAX and MAYME E. YAX, husband and wife, hereinafter called GRANTOR(S), convey(s) to ED OUEILHE and DEBORAH LYN OUEILHE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 21, Block 5, Tract 1053, OREGON SHORES, in the County of Klamath, State of Oregon.

Code 118 Map 3507-6CA TL 1200

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 \$25,000.00.

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

this fand day of Muy,	antor has executed this instrument 1994.
JAMES R. YAX	Maxme E. YAX by Junes R. Max allowey in fact,
STATE OF OREGON)	inducy in fact,
County of Klamath)	

The foregoing instrument was acknowledged before me this day 1994, by JAMES R. YAX, individually and as Attorney in Fact for MAYME E. YAX,

Before me:

Notary Public for Oregon

Commission No.

OFFICIAL SEAL

Commission No. $\frac{3}{504}$ My Commission Expires: $\frac{3}{504}$

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY COMMISSION EXPIRES JAN 31, 1958

14533

day

STATE	OF OREGON: COUNTY OF KLAMATH:	SS.
Filed (for record at request of Across Title	• •
of	for record at request of Aspen Tit May A.D., 19 94 at	11:12 o'clock AM., and duly recorded in Vol. M94
	ofDeeds	on Page <u>14532</u>
FEE	\$35.00	Evelyn Biehn County Clerk By <i>Lennette Muelle</i>
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