

WARRANTY DEED

MTC 32896 HF

KNOW ALL MEN BY THESE PRESENTS, That  
 DAVID ALAN SOLEM and JULIE ANN SOLEM, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 JAMES R. YAX and MAYME E. YAX, husband and wife, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The Northerly 200 feet of Lot 12, VILLA ST. CLAIR, according to the  
 official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon, excepting therefrom the Northerly 100 feet.  
 TOGETHER WITH A 1980 SEQUOIA MOBILE HOME WITH LICENSE PLATE #X170017  
 which is situate on the real property described herein.

## MOUNTAIN TITLE COMPANY

"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 30.930."

to Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
 is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of  
 record and those apparent upon the land, if any, as the date of this deed and that  
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole  
 part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
 See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of May, 19 94;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 order of its board of directors.

STATE OF OREGON,

County of Klamath  
5/9, 19 94.

DAVID ALAN SOLEM

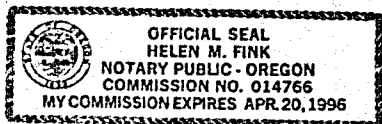
JULIE ANN SOLEM

Personally appeared the above named \_\_\_\_\_  
 DAVID ALAN SOLEM  
 JULIE ANN SOLEM

and acknowledged the foregoing instrument  
 to be their voluntary act and deed.

Before me:

Helen M. Fink  
 Notary Public for Oregon  
 My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

DAVID ALAN SOLEM and JULIE ANN SOLEM

4607 Oriskany Ave  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

JAMES R. YAX and MAYME E. YAX

4385 BARTLETT

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

JAMES R. YAX and MAYME E. YAX

4385 BARTLETT

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Used a change in incorporated all the statements shall be used in the following address.

JAMES R. YAX and MAYME E. YAX

4385 BARTLETT

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 10thday of May, 19 94,at 10:19 o'clock A.M. and recordedin book M94 on page 14701 or asfile/reel number 80752,

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Quinn Mukundore Deputy

Fee \$30.00

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