



## WARRANTY DEED

#03042410

AFTER RECORDING RETURN TO:

STEPHANIE KRISTINE YOVAN

STEFAN SHAWN YOVAN

2036 ABILENEKLAMATH FALLS, OR 97601

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

BARBARA DOWN, hereinafter called GRANTOR(S), convey(s) to  
STEPHANIE KRISTINE YOVAN and STEFAN SHAWN YOVAN, wife and  
husband, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lot 12, Block 3, RIVERVIEW SECOND ADDITION, in the County of  
Klamath, State of Oregon.

Code 4 Map 3909-5CA TL 1000

"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 Trust Deed  
recorded in Book M-93 at page 31971, which Grantees herein do  
not assume nor agree to pay, and will warrant and defend the  
same against all persons who may lawfully claim the same, except  
as shown above.

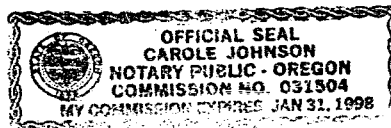
The true and actual consideration for this transfer is  
\$32,900.00.

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 9th day of November, 1994.

Barbara Down  
BARBARA DOWN

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )



The foregoing instrument was acknowledged before me this 17th  
day of November, 1994, by BARBARA DOWN.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 17th day  
of November A.D. 19 94 at 3:13 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 35418

FEE \$30.00

Evelyn Riehn

County Clerk

By Speth