

96059

WHEN RECORDED MAIL TO:

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

03-13-95A00-33 PVD

STATE OF OREGON

STATE OF OREGON

County of Klamath

Vol. M95

Page 5515

(Doc. No. 13-95A00-33 PVD)
for Filed for record at request of:

Giacomini & Knieps

on this 13th day of March A.D., 19 95

at 9:33 o'clock A.M. and duly recorded

in Vol. M95 of Deeds Page 5515

Bernetha G. Letsch County Clerk

By Synetha Letsch

Fee. \$30.00

Deputy.

MAIL TAX STATEMENTS TO:

CARLA JEAN YANCEY

6717 Kimberly Court

Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

ROBERT FRANK YANCEY, Grantor, conveys to CARLA JEAN YANCEY, Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

All my right, title and interest in: A tract of land situated in the NE $\frac{1}{4}$ of Section 1, T 39 S, R 9 EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of the NE $\frac{1}{4}$ of said Section 1, which is S 89°52'12" W a distance of 1304.61 feet from the E $\frac{1}{4}$ corner of said Section 1; thence North 397.12 feet; thence along the arc of a curve to the right (radius point bears North 50.00 feet, central angle is 173°04'20") 151.03 feet thence N 29°56'32" E 110.00 feet; thence N 47°50'02" W 159.49 feet to the Southeast corner of Lot 5, Block 3 of Tract 1103-East Hills Estates, a duly recorded subdivision; thence along the Southerly line of said Tract 1103; N 48°43'56" W 130.38 feet, West 136.65 feet, S 24°49'43" W 85.03 feet, N 65°10'17" W 60.00 feet, thence along the arc of a curve to the right (central angle-64°49'12", radius = 100.00 feet) 113.13 feet, thence along the arc of a curve to the right (radius point bears N 89°38'55" E 20.00 feet, central angle is 75°10'40") 26.24 feet, thence along the arc of a curve to the right (radius point bears N 15°10'25" W 300.00 feet, central angle is 14° 22'47") 75.29 feet, thence S 89°12'22" W 0.48 feet to the Southwest corner of said Tract 1103-East Hills Estates; thence S 00°21'05" E 506.21 feet; thence S 36°34'36" E 406.80 feet to the South line of the NE $\frac{1}{4}$ of said section 1; thence N 89°52'12" E along said South line 266.70 feet to the point of beginning, containing 7.91 acres, with bearings based on said Tract 1103-East Hills Estate. The above described tract of land is subject to over and across storm drain easement.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0-. DEED GIVEN TO TERMINATE TENANCY BY THE ENTIRETY FOR ESTATE PLANNING PURPOSES.

DATED: March 8, 1995.

Robert Frank Yancey
Robert Frank Yancey

STATE OF OREGON)

COUNTY OF KLAMATH)

ss.

On this 8th day of March, 1995, personally appeared the above named ROBERT FRANK YANCEY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Ela Gilbert

Notary Public for Oregon

My Commission expires: 6-1-97