

4961

Vol. m95 Page 22585

WARRANTY DEED

MTC35796MS

JAMES A. YATES and BEATRICE C. YATES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
TYLER T. THOMPSON,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOTS 9 AND 10 IN BLOCK 11, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4636 BOARDMAN STREET, KLAMATH FALLS, OR 97603

Dated this 18th day of Aug 1995.

James A. Yates
JAMES A. YATES

Beatrice C. Yates
BEATRICE C. YATES

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

COUNTY OF

Klamath

ss.

August 18 1995

Personally appeared the above named

James A. Yates & Beatrice C. Yatesand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Marjorie A. Stuart

Notary Public for

Oregon

My commission expires

12/20/98

(seal)

Return to:

TYLER T. THOMPSON
4636 BOARDMAN STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Aug A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 22585

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch