

WARRANTY DEED

PERRY H. HUDSON and E.E. HUDSON, husband and wife and MICHAEL WARREN HUDSON, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey THOMAS B. YATES, 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:

The Easterly 60 feet of Lot 39 of ELMWOOD 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 \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , KLAMATH FALLS, OR 4300 Anderson Ave

Dated this 26 day of Sept. 1995

Perry H. Hudson
PERRY H. HUDSON

E.E. Hudson
E.E. HUDSON

Michael Warren Hudson
MICHAEL WARREN HUDSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 26 19 95
COUNTY OF Klamath

Personally appeared the above named Perry H. Hudson, E.E. Hudson,
and Michael Warren Hudson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schoeller

Notary Public for Oregon

My commission expires 12/20/98

Return to:

THOMAS B. YATES

4300 Anderson Ave
KLAMATH FALLS, OR 97603

09-26-95P02:29 RCVD

58083

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HERNANDEZ, HENRY H. and MICHAEL WARREN HUDSON, husband and wife and MICHAEL WARREN HUDSON, single, of legal age, do hereby certify that the within and above described premises are their own and have been lawfully acquired by them and are not subject to any lien or claim of any person other than themselves.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day of Sept. A.D. 19 95 at 2:29 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 26062

FEE \$35.00

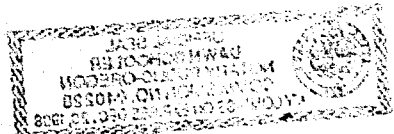
By Bernetha G. Yetsch County Clerk

THE ABOVE DESCRIBED PREMISES ARE NOT SUBJECT TO ANY LIEN OR CLAIM OF ANY PERSON OTHER THAN THE UNDERSIGNED AND ARE NOT SUBJECT TO ANY EASE, RIGHT OF WAY, OR OTHER INTEREST OF ANY PERSON OTHER THAN THE UNDERSIGNED.

THE UNDERSIGNED HEREBY WARRANT THAT THE ABOVE DESCRIBED PREMISES ARE THEIR OWN AND HAVE BEEN LAWFULLY ACQUIRED BY THEM AND ARE NOT SUBJECT TO ANY LIEN OR CLAIM OF ANY PERSON OTHER THAN THEMSELVES.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at Medford, Oregon, this 26th day of September, 1995.

Henry H. Hernandez
HENRY H. HERNANDEZ
Michael Warren Hudson
MICHAEL WARREN HUDSON



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