

## WARRANTY DEED

MTC 36491 KR

RAYMOND L. YAGER and OPAL KATHRYN YAGER, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey  
CORALEE W. FRIES,

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:

PARCEL 3 of Minor Land Partition 39-90 located in the W1/2 of the W1/2 of  
Section 26, Township 33 South, Range 7 1/2 East of the Willamette  
Meridian, Klamath County, Oregon and filed in the office of the Clerk of  
Klamath County, Oregon on June 21, 1993.

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 \$ 34,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1158 BUCK ISLAND DRIVE, KLAMATH FALLS, OR 97601

Dated this 13<sup>th</sup> day of October, 1995

Raymond L. Yager  
RAYMOND L. YAGER

Opal Kathryn Yager  
OPAL KATHRYN YAGER

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss. October 1995

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

RAYMOND L. YAGER and OPAL KATHRYN YAGER

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for California

My commission expires \_\_\_\_\_

see attached  
(seal)

Return to:  
CORALEE W. FRIES  
1158 BUCK ISLAND DRIVE  
KLAMATH FALLS, OR 97601



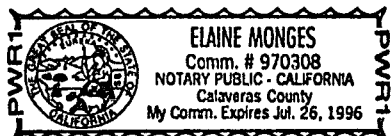
State of California

County of Calaveras

On October 13, 1995 before me, Elaine Monges,  
 SS personally appeared Raymond L. Yager and Opal  
Kathryn Yager

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal)



WITNESS my hand and official seal.

Elaine Monges  
 Notary's Signature

## OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO  
 THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not  
 required by law, it may prove valuable to  
 persons relying on the document and could  
 prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 1 DATE OF DOCUMENT 10-13-95

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
 SS personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

\_\_\_\_\_  
 Notary's Signature

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NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 16th day  
 of October A.D., 19 95 at 10:37 o'clock A M., and duly recorded in Vol. M95,  
 of \_\_\_\_\_ Deeds on Page 27983.

Bernetha G. Letsch - County Clerk

By Wanda M. Mendenhall

FEE

\$35.00