

WARRANTY DEED

MTC35795MS

BLANCHE D. BARNES,

Grantor(s) hereby grant, bargain, sell and convey

JAMES A. YATES and BEATRICE C. YATES, husband and wife,

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:

LOT 19 IN BLOCK 12 OF OREGON SHORES, TRACT 1053, 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 \$ 4,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 2919 Forest View Dr. Chiloquin OR 97624

Dated this 11 day of October, 1995.

X Blanche D. Barnes
BLANCHE D. BARNES

* NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. October 19 95COUNTY OF LanePersonally appeared the above named Blanche BarnesBLANCHE D. BARNES

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Karen L. ParrackNotary Public for OregonMy commission expires 4-16-99

Return to:

JAMES A. YATES

2919 Forest View Dr.
Chiloquin OR 97624

STATE OF OREGON,

County of Klamath SS.

Filed for record at request of:

Mountain Title Co.

on this 20th day of October A.D. 19 95
at 11:27 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 28650

Bernetha G. Letsch County Clerk

By Annette Mueller

Deputy.

Fee, \$30.00