

MTC 36487 MS

WARRANTY DEED

Vol. 1295 Page 29881

TOM L. YOAKUM and ROBERTA A. YOAKUM, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey
 PATRICK H. PETERS,
 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 23, KLAMATH FALLS, OR 97601

Dated this 31st day of October, 19 95

Tom L. Yoakum
 TOM L. YOAKUM

Roberta A. Yoakum
 ROBERTA A. YOAKUM

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 31 1995
 COUNTY OF Klamath

Personally appeared the above named Tom L. Yoakum and Roberta A. Yoakum

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

PATRICK H. PETERS
 P.O. BOX 23
 KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land lying in the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which in North 1 degree 12' West 361.4 feet and East 30 feet from the West quarter corner of said Section 11; thence North 1 degree 12' West 100 feet; thence North 88 degrees 57' East 100 feet; thence South 1 degree 12' East 100 feet; thence South 88 degrees 57' West 100 feet to the point of beginning, EXCEPTING THEREFROM any portion lying within the right of way of Summers Lane and any portion lying within the right of way of Winter Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of November A.D., 19 95 at 11:36 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 29881.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Arnette Mueller