

MTC 3579 MS

WARRANTY DEED

PEARL S. GRAVES,

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 18, BLOCK 12, 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 \$ 3,180.00.

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

Dated this 20th day of Nov, 1995

Pearl S. Graves
PEARL S. GRAVES

NOTARY ACKNOWLEDGEMENT

STATE OF

Mississippi

ss.

November 20 19 95

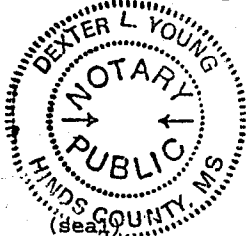
COUNTY OF

Hinds

Personally appeared the above named

Pearl S. Graves

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Dexter L. YoungNotary Public for HindsMy commission expires My Commission Expires November 21 1998

Return to:

JAMES A. YATES

2919 Forest View Dr.
Chilogaun, OR 97624

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 22nd day of November A.D., 19 95
at 3:49 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 32089.

Bernetha G. Letsch County Clerk

By

Annette Mueller

Deputy.

Fee, \$30.00

11-22-95P03:49 RCVD