

WARRANTY DEED

MTC 37657MS

JAMES R. YAX,

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

EAST CASCADE PROPERTIES, INC., AN OREGON CORPORATION,

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 NORTHERLY 200 FEET OF LOT 12, VILLA ST. CLAIR, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE NORTHERLY 100 FEET.

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 \$ 27,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 214, KLAMATH FALLS, OR 97601

Dated this 26th day of March, 19 96

James R. Yax
JAMES R. YAX

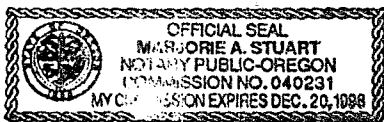
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 26 19 96

COUNTY OF Klamath

Personally appeared the above named James R. Yax

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37657-MS

Return to:

EAST CASCADE PROPERTIES, INC.

P.O. BOX 214

KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 27th day of March A.D., 19 96
at 2:07 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 8516

Bernetha G Letsch, County Clerk

By Cheryl Stuart

Fee, \$30.00

Deputy.