

57337

98 APR 30 P3:28

Vol. 1798 Page 14495



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05047639
AFTER RECORDING RETURN TO:

ADAM YANCEY
AMY YANCEY
3916 ARROYO COURT
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DIANE LYNN WANDERSCHIED formerly known as DIANE L. VIGUE
hereinafter called GRANTOR(S), convey(s) to ADAM YANCEY AND AMY
YANCEY, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$35,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of April, 1998.

Diane Lynn Wanderschied
DIANE L. WANDERSCHIED

STATE OF OREGON, County of Klamath)ss.

On this 29TH day of APRIL, 1998,

Personally appeared the above named DIANE L. WANDERSCHIED and
acknowledged the foregoing instrument to be HER voluntary act
and deed.

Before me: [Signature]
Notary Public for OREGON
My Commission Expires: April 10, 2000

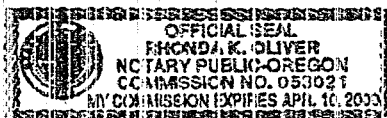


EXHIBIT "A"

PARCEL 1:

Lot 3, Block 2, SUNSET VILLAGE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CB TL 2900

PARCEL 2:

A tract of land situated in Lot 4, Block 2, SUNSET VILLAGE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 28 degrees 00' 36" East along the Easterly line of said Lot 4, said corner being on the arc of a 50 foot radius curve marking the right of way line of Arroyo Court; thence Northwesterly along the arc of said curve to the right a distance of 2.51 feet (long chord is 2.50 feet); thence Southwesterly to the point of beginning.

CODE 41 MAP 3909-12CB TL 3099

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of April A.D., 19 98 at 3:28 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 14495

FEE \$35.00

By Bernetha G. Leisch County Clerk
Kathleen R. Rasmussen