



'98 SEP 28 AM 1:36
ATC 010484123
WARRANTY DEED

AFTER RECORDING RETURN TO:
CALVIN M. RAY
1231 6th Ave. NW
Great Falls, Montana 59404

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

JAMES W. YOCKEY and JANET M. YOCKEY HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) and warrants to CALVIN
M. RAY hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

SEE ATTACHED EXHIBIT "A"

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$10,000.00.

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 24th day of September 1998.

James W. Yockey
JAMES W. YOCKEY
COMMONWEALTH OF AUSTRALIA
STATE OF NEW SOUTH WALES
CITY OF SYDNEY
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA
STATE OF OREGON, County of Klamath ss.

Janet M. Yockey
JANET M. YOCKEY

On September 24th, 1998, personally appeared James W. Yockey
and Janet M. Yockey who acknowledged the foregoing instrument
to be their voluntary act and deed.

Matthew McKeever
Notary Public for MATTHEW McKEEVER
My Commission Expires Consul
American Consulate General
Sydney, Australia



35334

EXHIBIT "A"

Lot 4, Block 58, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon. LESS a portion thereof which was conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded September 10, 1958 in Book 303 at Page 309, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of said Lot 4, at a point 25 feet North of the Southwest corner of said Lot 4; thence South along said West line 25 feet to said Southwest corner; thence East along the South line of said Lot 4, a distance of 50 feet to the Southeast corner of said Lot 4; thence North, along the East line of said Lot 4, a distance of 15 feet; thence Northwesterly in a straight line 50.2 feet to the point of beginning.

CODE 1 MAP 3809-29BC TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of September A.D., 19 98 at 11:36 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 35333

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross