

02 MAR 8 AM 11:08



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

JAMES C. DUNCAN

110 JONATHAN LANE

OAK RIDGE, TN 37830

Until a change is requested all  
tax statements shall be sent to  
the following address:

JAMES C. DUNCAN

110 JONATHAN LANE

OAK RIDGE, TN 37830

Escrow No. MT56383-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 03/08/2002 11:08a m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

**JAMES L. YAHNE and STARLA J. YAHNE, as tenants by the entirety,**  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**JAMES C. DUNCAN**

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 40 FEET OF THE EAST 1/2 OF LOT 11, BLOCK 7, LAKESIDE  
ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.**

KEY NO: 630721

3809-032CC-02100-000

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.

The true and actual consideration for this conveyance is \$ 14,721.54.

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.

Dated this 8th day of March, 2002.

James L. Yahne

JAMES L. YAHNE

Starla J. Yahne

STARLA J. YAHNE

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on March 8, 2002 by JAMES  
L. YAHNE AND STARLA J. YAHNE.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

