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02 NOV 21 PM 2:59

MTC 1396-4473

Vol M02 Page 67605



STATE OF OREGON,

) ss.

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Carla Jean Yancey, et al

6717 Kimberly Court

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 11/21/2002 2:59 p. m.  
 Vol M02, Pg 67605-06  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

MTC 1396

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that CARLA JEAN YANCEY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CARLA JEAN YANCEY, ROBERT  
 CARL YANCEY AND MONTY RAY YANCEY

hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

## SEE ATTACHED LEGAL DESCRIPTION

AMERITITLE has recorded this  
 instrument by request as an accommodation only,  
 and has not examined it for regularity and sufficiency  
 or as to its effect upon the title to any real property  
 that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument on November 21, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

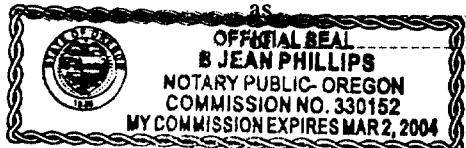
Carla Jean Yancey

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on November 21, 2002by Carla Jean Yancey

This instrument was acknowledged before me on

by

as



Notary Public for Oregon  
 My commission expires 3-2-04

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 29 in Block 3 of TRACT 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 30, Block 3, TRACT 1120 – SECOND ADDITION TO EAST HILLS ESTATES, more particularly described as follows: Beginning at a point on the East line of Lot 29, Block 3 of said Tract 1120, said point being South 70.00 feet from the center of the cul-de-sac of Kimberly Court; thence North 20.00 feet; thence Northeasterly along the arc of said cul-de-sac (thru a central angle of  $20^{\circ} 09' 08''$ ) 17.59 feet; thence South  $36^{\circ} 45' 31''$  West 28.78 feet to the point of beginning. ALSO: a portion of Lot 28, Block 3, TRACT 1120 – SECOND ADDITION TO EAST HILLS ESTATES, more particularly described as follows: Beginning at the Southwest corner of said Lot 28; thence North  $84^{\circ} 22' 25''$  East 506.26 feet to the Northerly beginning of the cul-de-sac of Kimberly Court; thence Southwesterly along the arc of said cul-de-sac (thru a central angle of  $83^{\circ} 04' 20''$ ) 72.49 feet to the most Southerly corner of said Lot 28 on said cul-de-sac; thence West along the South line of said Lot 28, 459.85 feet to the point of beginning.