

47102

MTR-14712-P

KNOW ALL MEN BY THESE PRESENTS, That AUBREY YOUNG and JUNE D. YOUNG, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LES SCHWAB TIRE CENTERS OF OREGON, INC., an Oregon corporation the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 50 feet of Lot 20, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 paid for this transfer, stated in terms of dollars, is \$ 8,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentences between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of March, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Aubrey Young
Aubrey Young

June D. Young
June D. Young

STATE OF OREGON, County of Klamath) ss.
March 19, 1985

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Kristi L. Redd
Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Aubrey Young & June D. Young

GRANTOR'S NAME AND ADDRESS

LES SCHWAB TIRE CENTERS OF OREGON, INC.
P. O. Box 667
Prineville, OR 97754

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

SUBJECT TO:

1. City water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations contained in Deed recorded October 15, 1945 in Volume 181, page 79, Deed Records of Klamath County, Oregon, as follows:
 "Subject however to an easement for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be contained outside and shall be set back at least 30 feet from the property line on the street."

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 25th day of March A.D. 19 85
 at 9:08 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
 Page 4307

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00