

84280

WARRANTY DEED

Vol. 1188 Page 1923

(Statutory Form)

BONHAM J. NATZEN and SUSAN P. MATZEN, Husband and Wife,
Grantors, convey and warrant to JAMES RICHARD YOUNG and WENDY
LYNN YOUNG, Husband and Wife, Grantees, the following real
property free of encumbrances except as specifically set forth
below:

Lot 10 and the West 10 feet of Lot 9, WEST PARK,
according to the official plat thereof on file in
the office of the County Clerk of Klamath County,
Oregon.

TAX ACCT. #3809 029CB 04400
SUBJECT TO contracts and/or liens for irrigation
and/or drainage, *the schedule of exclusions from
coverage, together with any schedules contained in
standard title policies,* reservations, easements,
restrictions and rights of way of record and those
apparent on the land.

ALSO SUBJECT TO reservations and restrictions as
contained in plat dedication, to-wit:

"Subject to building setbacks and regulations
as set forth by the Zoning Ordinances of the
City of Klamath Falls, Oregon, and to utility
easements as shown on the annexed plat."

ALSO SUBJECT TO conditions and restrictions as set
forth in that certain Declaration from Norman W. Jones
and B. Emogene Jones, husband and wife, to Public,
dated September 10, 1956, recorded September 21, 1956
in Deed Volume 286, page 611, Klamath County Deed
Records.

ALSO SUBJECT TO Grant of Right of Way, subject to the
terms and provisions thereof,

Dated: October 22, 1956
Recorded: October 25, 1956
Volume: 287, Page 446, Deed Records of Klamath
County, Oregon
From: Norman W. Jones and Emogene Jones,
husband and wife.
To: The California Oregon Power Company, a
California Corporation.

ALSO SUBJECT TO this deed being preliminary to the
issuance of a policy of title insurance and shall
become null and void unless a policy is issued and the
full premium paid.

ALSO SUBJECT TO Right of Way Easement, subject to the
terms and provisions thereof,

Dated: September 5, 1967
Recorded: September 20, 1967
Volume: M67, Page 7384, Microfilm Records of
Klamath County, Oregon.
From: Klamath Construction Company
To: Pacific Power & Light

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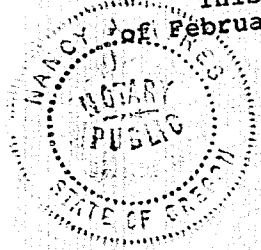
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$66,000.00.
DATED this 9th day of February, 1988.

Bonham J. Matzen
Bonham J. Matzen
Susan P. Matzen
Susan P. Matzen

STATE OF OREGON/County of Wasco) ss.

THIS INSTRUMENT was acknowledged before me this 9th day of February, 1988, by Bonham J. Matzen and Susan P. Matzen.



Nancy A. Ayres
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/2/90

GRANTORS NAME AND ADDRESS:
Bonham J. & Susan P. Matzen

GRANTEES NAME AND ADDRESS:
James R. & Wendy L. Young
443 1/2 Delta St
Klamath Falls OR 97601

AFTER RECORDING, RETURN TO:
Klamath Nat. Federal S+L
540 Main St
Klamath Falls OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To: Same as above

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of February, 1988, at 12:40 o'clock P.M., and recorded in Book M88 on Page 1923 or as File Reel Number 84280, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: RAM Smith
Deputy

Fee: \$15.00