189 JRN 9 RM II 41

WARRANTY DEED (INDIVIDUAL)

•	
Kenneth G. Young and Betty J. Young, Husband and	wife , hereinafter called grantor,
convey(s) to <u>Farmest J. Johnson and Patricia A. Joh</u>	nson, Husband and Wife all that real property situated in the
County of Klamath , State of Oregon, desc	
Lot 21, LAMRON HOMES, in the County of Klamath,	State of Oregon.
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMEN SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERT MENT TO VERIFY APPROVED USES."	
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARDESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECKNING DEPARTMENT TO VERIFY APPROVED USES.	TICULAR USE MAY BE MADE OF THE PROPERTY WITH THE APPROPRIATE CITY OR COUNTY PLAN-
and covenant(s) that grantor is the owner of the above de SEE ATTACHED EXHIBIT "A"	scribed property free of all encumbrances except
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 sideration consists of or includes other property or value gi (indicate which)° (Delete between symbols°, if not applicable in construing this deed and where the context so IN WITNESS WHEREOF, the grantor has executed this	e. See ORS 93.030) requires, the singular includes the plural.
19 <u>88</u> .	Kenneth & young
No.	Betty & Young
STATE OF OREGON, County of Klamath)ss.
<u>December 30</u> , 19 <u>88</u> .	Debler T. Verme
Personally appeared the above named Kenneth	and acknowledged the foregoing
instrument to be stheir voluntary act and deed. De D	Sandra Standraher
Marian	Notary Public forOregon My Commission Expires:7/23/89
Kenneth G. Young Betty J. Young	STATE OF OREGON,
GRANTOR'S NAME AND ADDRESS	Gounty of
Earnest J. Johnson	was received for record on the day
Patricia A. Johnson GRANTEE'S NAME AND ADDRESS	ato'clockM., and recorded
After recording return to:	FOR page or as document/fee/file
5106 Barry Avenue	Record of Deeds of said county. Witness my hand and seal of Count
Klamath Falls, OR 97603 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address.	affixed.
	NAME TITLE

NAME, ADDRESS, ZIP

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily lor grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the leminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. ** IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgement apposite.) STATE OF OREGON, STATE OF OREGON. County of Klamath County of This instrument was acknowledged before me on This instrument was acknowledged before me on January 3,1989, by E. A. NUNES CRYSTAL NUNES (SEAL) Notary Public for Oregon (SEAL) My commission expires: My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO. Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to Beneficiary De not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. TRUST DEED STATE OF OREGON, SS. County of Klamath (FORM No. 881) LAW PUB. CO., POP I certify that the within instrument was received for record on the 4th day of Jan., 19.89., SPACE RESERVED Grantor page 118 or as fee/file/instru-FOR ment/microfilm/reception No....95588, RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of Beneficiary County affixed. AFTER RECORDING RETURN TO Evelyn Biehn, County Clerk

Fee \$13.00

NAME

By Duline Millen olare. Deputy

ASPEN TITLE & ESCROW, INC.

600 MAIN STREET KLAMATH FALLS, OR 97601