

4395 MTC-2199K

KNOW ALL MEN BY THESE PRESENTS, That JOSEPHINE B. YOUNG, Trustee and MARJORIE NASON, Co-Trustee of The JOSEPHINE B. YOUNG TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON A. ROCKWELL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lots 6 and 7 of Block 2 of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #: 909-005CD-00700.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that 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 \$ 32,900.00

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 21st day of August, 19 89; 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.

JOSEPHINE B. YOUNG TRUST  
by: Josephine B. Young  
Josephine B. Young, Trustee  
by: Marjorie Nason  
Marjorie Nason, Co-Trustee

STATE OF OREGON, )  
County of Klamath ) ss.  
August 21, 19 89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
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 \_\_\_\_\_, a corporation,

JOSEPHINE B. YOUNG, Trustee and MARJORIE NASON, Co-Trustee of the JOSEPHINE B. YOUNG TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon  
My commission expires: 11/16/91

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

JOSEPHINE B. YOUNG TRUST
668 NE Jackson St.
Roseburg, OR 97470
<small>GRANTOR (S) NAME AND ADDRESS</small>
SHARON A. ROCKWELL
1850 Riverside Dr.
Klamath Falls, OR 97601
<small>GRANTEE(S) NAME AND ADDRESS</small>
After recording return to
<b>SAME AS GRANTEE</b>
<small>IF (USE, ADDRESS, ZIP)</small>
Until a change is requested all tax statements shall be sent to the following address
<b>SAME AS GRANTEE</b>
<small>NAME, ADDRESS, ZIP</small>

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was received for record on the 25th day of Aug, 19 89, at 12:14 o'clock P M. and recorded in book M89 on page 15950 or as file/reel number 4395, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Caroline Mueselose Deputy

Fee \$8.00

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY