

18310

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JERRY G. SIMPSON and JUDITH A. SIMPSON, husband and wife

convey(s) to RICHARD R. YOUNG and CAROL S. JONES, hereinafter called grantor,
but with the right of survivorship all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 19, Tract No. 1038, known as a resubdivision of Lots 10 thru 15, Block 1, MIDLAND HILLS ESTATES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Midland Hills Estates.
3. 25 foot set back line as delineated on the recorded plat.
4. Ditch and utility easement as delineated on the recorded plat.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded April 29, 1970 in Book M-70 at Page 3339.
6. This property lies within and is subject to the levies and assessments of the Midland Hills Water District.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ABOVE

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

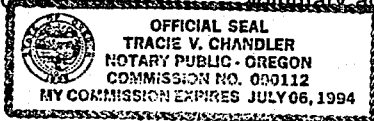
The true and actual consideration for this transfer is \$ 67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of July, 19 90.

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named JERRY G. SIMPSON AND JUDITH A. SIMPSON and acknowledged the foregoing instrument to be THEIR voluntary act and deed.



Before me:

Tracie V. Chandler
Notary Public for Oregon
My Commission Expires 7-6-94

Jerry G. & Judith A. Simpson
PO Box 1178
Midland OR 97634
GRANTOR'S NAME AND ADDRESS

Richard R. Young & Carol S. Jones
128 Clark St.
Midland OR 97634
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Inst Federal 501
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 31st day of July, 19 90, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M90 on page 15276 or as document/fee/file/ instrument/microfilm No. 18310, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Muschler Deputy

Fee \$28.00

FORM 685-2.5M