

18539

WARRANTY DEED

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STEVEN CARL SOUDER AND LYNDA LEE SOUDER,

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER YOUNG AND MICHELLE YOUNG, husband and wife and WILLIAM W. YOUNG, not as tenants in *

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:

TRACT 23 OF LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 41-3909-10DA-1600
Assessors Key No. 544931

common but with the rights of survivorship.

"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 those of record and apparent to the land

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 \$60,000.00. 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 sentence 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 20th day of July, 19 90; 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.

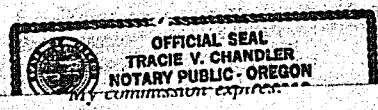
Steven Carl Souder Richard M. Booth PCA
Steven Carl Souder
Lynda Lee Souder Richard M. Booth PCA
Lynda Lee Souder
OREGON, County of _____) ss.

STATE OF OREGON,

County of Klamath } ss.

On this the 20th day of July, 19 90 personally appeared RICHARD M. BOOTH, who being duly sworn (or affirmed), did say that he is the attorney in fact for STEVEN CARL SOUDER AND LYNDA LEE SOUDER and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me: Tracie V. Chandler
(Signature)
7-6-94
(Title of Officer)



Steven Carl & Lynda Lee Souder

GRANTOR'S NAME AND ADDRESS
Christopher & Michelle Young
3853 Clinton Ave.
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
Klamath Trust Federal
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Used 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 6th day of Aug., 19 90, at 2:19 o'clock P M., and recorded in book M90 on page 15675 or as file/reel number 18539, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Tracie V. Chandler Deputy

Fee \$28.00