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04-21-94P01:37 RCVD

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MTC 32441-MIK

## WARRANTY DEED

JAMES R. YOUNG and WENDY L. YOUNG, husband and wife, and H. REX YOUNG and BARBARA R. YOUNG, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto DAVID P. WURST and CATHERINE L. WURST, husband and wife, hereinafter referred to as Grantees, and unto Grantees' successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:  
 Lot 13, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.  
 Code 96 Map 3907-25AO TL 1200

to have and to hold the same unto Grantees, their successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their successors and assigns, that the above-granted premises is free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

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.

The true and actual consideration paid for this transfer is \$9,900.

1993.

IN WITNESS WHEREOF, the Grantors executed this instrument this 1st day of June

James R. Young

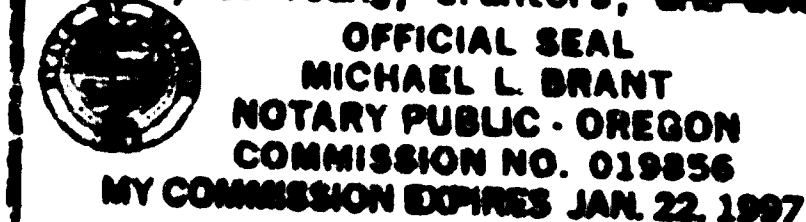
Wendy L. Young

H. Rex Young

Barbara R. Young

STATE OF OREGON, County of Klamath) ss.

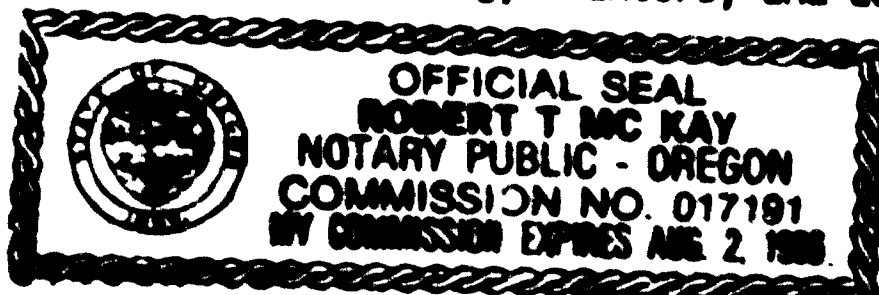
Before me this 11th day of June, 1993, personally appeared the above-named James R. Young and Wendy L. Young, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.



Michael L. Brant  
 Notary Public for Oregon  
 My Commission Expires: 1/22/97

STATE OF OREGON, County of ~~Klamath~~) ss.

Before me this 22nd day of JUNE, 1993, personally appeared the above-named H. Rex Young and Barbara R. Young, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.



Robert T. Mc Kay  
 Notary Public for Oregon  
 My Commission Expires: 8-2-98

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of April, 1994 at 1:37 o'clock P.M., and recorded in Vol. 494, Page 11960 in the Official Records of Klamath County, Oregon.  
 Deed

EVELYN BIENN, County Clerk

By: Doraine Mullendare  
 Deputy

AFTER RECORDING, RETURN TO:

David P. & Catherine L. Wurst  
P.O. BOX 1001  
Penn Grove, CA 94951

Fee \$30.00