

MTC 36030MS

## WARRANTY DEED

DANIEL BENNETT ANDRETTA and YONNA M. ANDRETTA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey ROBERT O. YOUNG and PAMELA J. YOUNG, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3709 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 7th day of December, 1995

Daniel Bennett Andretta  
DANIEL BENNETT ANDRETTA

Yonna M. Andretta  
YONNA M. ANDRETTA

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. December 7 19 95  
COUNTY OF Klamath

Personally appeared the above named Daniel Bennett Andretta and yonna M. Andretta

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

Return to:

ROBERT O. YOUNG  
3709 HIGHWAY 39  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

The Southerly 5 feet of the Westerly 200 feet of Tract 18 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2

The North 100 feet of the West 200 feet of Tract 19 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8 day  
of Dec. A.D., 19 95 at 11:36 o'clock A. M., and duly recorded in Vol. M95  
of Deeds on Page 33561

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *Cheryl Russell*