

MTC 38253 MS

WARRANTY DEED

BENJAMIN LAWRENCE DODSON and MERLENE RAE DODSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JACKIE R. YOUNG and MARY E. 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:

TRACT 94, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 53,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1750 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of July, 1996

Benjamin Lawrence Dodson
BENJAMIN LAWRENCE DODSON

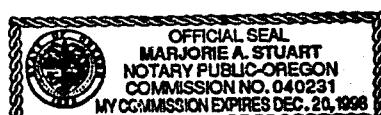
Merlene Rae Dodson
MERLENE RAE DODSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 5 19 96
COUNTY OF Klamath

Personally appeared the above named Benjamin Lawrence Dodson and
Merlene Rae Dodson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon 12-20-98

My commission expires _____

(seal)

ESCROW NO. MT38253-MS

Return to:

JACKIE R. YOUNG
1750 HOPE STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of July A.D. 19 96 at 3:57 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 20780.

FEE \$30.00

By Barbertha G. Letsch, County Clerk