

NA

32562

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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JAMES L. YOUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. YOUNG & TANA VALLANS, FATHER & DAUGHTER, not as tenants in common but with full rights of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Portion of Lots nine and ten, in Block ten, Ewauna Heights Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ love & affection. 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of February, 1997 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

JAMES L. YOUNG

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on FEBRUARY 7, 1997

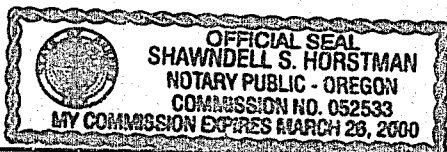
by JAMES L. YOUNG

This instrument was acknowledged before me on , 19 ,

by

as

of



Shawndell S. Horstman  
Notary Public for Oregon  
My commission expires 3/28/2000

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James L. Young  
426 N. 2nd St  
K. L. O. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 7th day of February, 1997, at 3:04 o'clock P.M., and recorded in book/reel/volume No. M97 on page 3896 and/or as fee/file/instrument/microfilm/reception No. 32562, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.

Fee: \$30.00