



K-51106-D

## STATUTORY WARRANTY DEED

JAMES R. MCPHERSON AND ANN L. MCPHERSONconveys and warrants to DARREL LEE YOUNG AND SUZANNE T. YOUNG, HUSBAND AND WIFE, Grantor,  
\_\_\_\_\_, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
THE SOUTHWESTERLY 100 FEET OF LOT 10, BLOCK 5 OF HILLSIDE ADDITION TO THE CITY  
OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK, KLAMATH FALLS, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
record, rights of way, and easements of record and those apparent upon the land,  
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 101,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 04 day of September 19 97

JAMES R. MCPHERSON

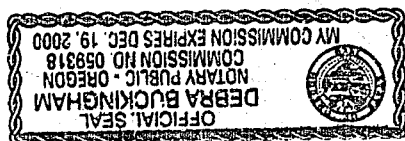
ANN L. MCPHERSON

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 5th day of September 19 97, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
JAMES R. MCPHERSON AND ANN L. MCPHERSON

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.



Debba Buckingham Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K-51106  
Escrow No. K51106D

After recording return to:

DARREL YOUNG  
1603 ELDORADO  
KLAMATH FALLS, OR 97601  
Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.

DARREL YOUNG  
1603 ELDORADO  
KLAMATH FALLS, OR 97601  
Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 8th day of Sept. A.D., 1997  
at 3:03 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 29333

Bernetha G. Letsch, County Clerk

By Kathleen Rosa Deputy.  
Fee, \$30.00