

47950

MTC 42497-LW
WARRANTY DEED Vol. M97 Page 36175

KERRY R. JAMES and DEBRA M. JAMES, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
KEITH R. YOUNG and MEGAN A. 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:

Lot 14 of TONATEZ HOMES, according to 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 \$ 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4306 BARRY ST., KLAMATH FALLS, OR 97603

Dated this 30 day of October, 1997.

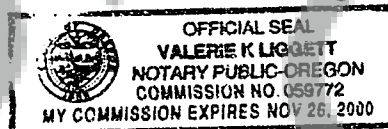
Kerry R. James
KERRY R. JAMES

Debra M. James
DEBRA M. JAMES

STATE OF Oregon ss. October 30 19 97
COUNTY OF Polk

Personally appeared the above named Kerry R. James and
Debra M. James

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Valerie K. Liggett
Notary Public for Oregon
My commission expires Nov. 26, 2000

ESCROW NO. MT42497-LW

Return to:

KEITH R. YOUNG
4306 BARRY ST.
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of October A.D., 1997
at 2:07 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 36175

Bernetha G. Letsch, County Clerk

By Kathleen Brown
Fee, \$30.00 Deputy.

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