

55970

MTC 44063-KA  
WARRANTY DEEDVol. M98 Page 11374

DAVID W. MENKE and VALERIA MENKE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
AUBREY M. YOUNG, JUNE D. YOUNG and VERNON M. YOUNG, with the rights of  
survivorship,  
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 1 in Block 7, of SECOND ADDITION TO WINEMA GARDENS, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

APR 19 1998  
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.

98 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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6486 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 7 day of April, 1998.

David W. Menke  
DAVID W. MENKE

Valeria Menke  
VALERIA MENKE

STATE OF OREGON

COUNTY OF KLAMATH

SS. April 7 19 98

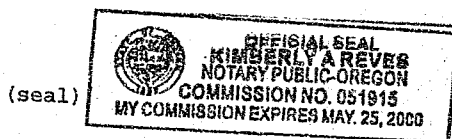
Personally appeared the above named DAVID W. MENKE AND

VALERIA MENKE

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Lever  
Notary Public for Oregon  
My commission expires 12/31/00



ESCROW NO. MT44063-KA

Return to:

AUBREY M. YOUNG  
6486 BRYANT AVENUE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 8th day of April A.D., 1998  
at 9:42 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 11374

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.