

59343

MTC 44735-MS

WARRANTY DEED

Vol. 1098 Page 19326

GEORGE W. FREDERICK and KATHY K. FREDERICK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JASON YOUNG and SRAUNA 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 20, BLOCK 5, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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 \$ 116,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3426 CORONADO WAY, KLAMATH FALLS, OR 97603

Dated this 5th day of June, 19 98

George W. Frederick
GEORGE W. FREDERICK

Kathy K. Frederick
KATHY K. FREDERICK

STATE OF Oregon

SS.

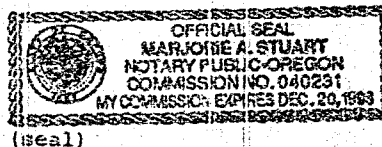
June 5

1998

COUNTY OF Klamath

Personally appeared the above named George W. Frederick and
Kathy K. Frederick

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT44735-MS

Return to:

JASON YOUNG
3426 CORONADO WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 5th day of June A.D., 1998
at 3:33 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 19326

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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