

99 APR 27 P3:44

WARRANTY DEED

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DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST, MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICEAEL W. YOUNG and KATHRYN L. 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 8 IN BLOCK 5 OF FIRST ADDITION TO KELENE GARDENS, 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 \$ 74,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. BOX 525 KENO, OR 97627

Dated this 26 day of APRIL 19 99

DAVID SEUTTER TRUST

BY: David W. Seutter TRUSTEE
DAVID W. SEUTTER

MARJORIE SEUTTER TRUST

BY: Marjorie J. Seutter TRUSTEE
MARJORIE J. SEUTTER

STATE OF OREGON

COUNTY OF KLAMATH

SS. APRIL 26 19 99

Personally appeared the above named DAVID W. SEUTTER AS TRUSTEE OF THE DAVID W. SEUTTER TRUST AND MARJORIE J. SEUTTER AS TRUSTEE OF THE MARJORIE J. SEUTTER TRUST

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT47933-MS

Return to:

MICHAEL W. YOUNG
P.O. BOX 525
KENO, OR 97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

the 27th day of April A.D. 1999
at 3:44 o'clock P. M., and duly recorded
in Vol. M99 of Deeds on Page 15766

Linda Smith, County Clerk

By Linda Smith Deputy

Fee, \$30.00