

WARRANTY DEED

L. H. M. S. Jr.
 LONNIE E. MATHIS, JR. and VICTORIA K. MATHIS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JAMES RICHARD YOUNG AND WENDY LYNN YOUNG AND ERIN ARLENE YOUNG, ALL WITH 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 2 IN BLOCK 2 OF TRACT 1203 -- COUNTRY VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3908-012AO-300

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 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: *OR 436 Delta St. Klamath Falls, OR 97601*

Dated this *27th* day of *August*, 19*99*

Lonnie E. Mathis, Jr.
 LONNIE E. MATHIS, JR.

Victoria K. Mathis
 VICTORIA K. MATHIS
L. H. M. S. Jr.
 State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on *August 27, 1999* by LONNIE E. MATHIS, JR. AND VICTORIA K. MATHIS.

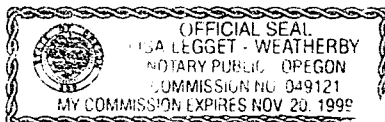
Lisa Legget Weatherby
 (Notary Public for Oregon)

My commission expires *11/20/99*

ESCROW NO. MT48939-LW

Return to:

JAMES RICHARD YOUNG
 436 Delta St.
OR Klamath Falls, OR 97601



State of Oregon, County of Klamath
 Recorded 8/27/99, at *3:40 p.m.*
 In Vol. M99 Page *34747*
 Linda Smith,
 County Clerk Fee\$ *30⁰⁰*

30⁰⁰