

200 MAR 20 PM 3:19

MT49758-MG
WARRANTY DEED

Vol. M00 Page 9142

JOHN C. PEDERSEN, AS SUCCESSOR TRUSTEE OF THE PEDERSEN LIVING TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JUDY B. YOUNG,

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 43 in Block 1 of COUNTRY GREEN, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT 3909-13AA-5300

KEY 568549

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 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **7019 TURNER COURT, KLAMATH FALLS, OR 97603**

Dated this 16th day of March, 2000.

THE PEDERSEN LIVING TRUST Successor Trustee
BY: [Signature] P.O.A.
JOHN C. PEDERSEN, SUCCESSOR TRUSTEE

State of CALIFORNIA
County of SHASTA

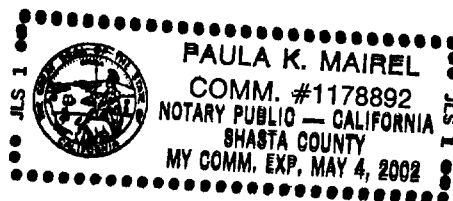
This instrument was acknowledged before me on March 16, 2000 by JOHN
C. PEDERSEN AS SUCCESSOR TRUSTEE OF THE PEDERSEN LIVING TRUST.

[Signature]
(Notary Public)

My commission expires 5/4/02

ESCROW NO. MT49758-MG

Return to:
JUDY B. YOUNG
7019 TURNER COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 3/20/00, at 3:19 p. m.
In Vol. M00 Page 9142
Linda Smith,
County Clerk Fee \$ 21.00

21.00