



MTC-63194 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DOUGLAS D. YOUNKERState of Oregon, County of Klamath
Recorded 11/03/03 8:16 a. m
Vol M03 Pg 81531
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1Until a change is requested all
tax statements shall be sent to
The following address:

DOUGLAS D. YOUNKER

1025 Burr Avenue
Klamath Falls, OR 97603

Escrow No. MT63194-KR

WARRANTY DEED

ROBERT LEE ESTEP and VIRGINIA P ESTEP, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DOUGLAS D. YOUNKER and MARIA E. YOUNKER, as tenants by the entirety, 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 12 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3407-015AB-01400-000

Key No.: 191580

KEY #191580

ACCT #3407-015AB-01400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$60,000.00.

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.

Dated this 31st day of October, 2003.

Robert Lee Estep
ROBERT LEE ESTEP

Virginia P Estep
VIRGINIA P ESTEP

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 31, 2003 by ROBERT LEE ESTEP and VIRGINIA P ESTEP.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

7/10/03