

04 JUN 2 AM 11:01



WTC-64460 PS

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State of Oregon, County of Klamath  
Recorded 06/02/2004 11:01 a m  
Vol M04 Pg 35323  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
CHRISTOPHER C. YOUNG  
1840 ELM AVENUE  
SAN DIEGO, CA 92154

Until a change is requested all  
tax statements shall be sent to  
The following address:

CHRISTOPHER C. YOUNG  
1840 ELM AVENUE  
SAN DIEGO, CA 92154

Escrow No. MT64460-PS

### STATUTORY WARRANTY DEED

**CECIL JAMES AND MILDRED JAMES, TRUSTEES OF THE JAMES FAMILY TRUST UDA JUNE 21, 1993**, Grantor(s) hereby convey and warrant to **CHRISTOPHER C. YOUNG and VIDA C. YOUNG, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**The W1/2 SE1/4 NE1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**TOGETHER WITH an easement for roadway and utility purposes 60 feet in width centered on the Northerly line of the S1/2 N1/2 E3/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded February 25, 1970 in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon.**

**Tax Account No: 3610-02200-01100-000**

**Key No: 335569**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$62,500.00**.

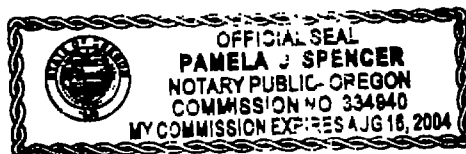
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19th day of May, 2004

JAMES FAMILY TRUST UDA JUNE 21, 1993

BY: Cecil James  
CECIL JAMES, TRUSTEE

BY: Mildred James  
MILDRED JAMES, TRUSTEE



State of Oregon  
County of Klamath

This instrument was acknowledged before me on May 19, 2004 by CECIL JAMES AND MILDRED JAMES, TRUSTEES OF JAMES FAMILY TRUST UDA JUNE 21, 1993.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2004

2100  
mm