

04 JUN 11 PM 11:07

MT-64514 TA

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State of Oregon, County of Klamath
Recorded 06/11/2004 11:07 a.m.
Vol M04 Pg 37485
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

TU DANG TRAN
4344 CALIMESA WAY
KLAMATH FALLS, OR 97603

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

TU DANG TRAN
4344 CALIMESA WAY
KLAMATH FALLS, OR 97603

Escrow No. MT64514-TA

STATUTORY WARRANTY DEED

MICHAEL W. YOUNG and KATHRYN L. YOUNG, as tenants by the entirety, Grantor(s) hereby convey and warrant to TU DANG TRAN, 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:

Lot 4 in Block 24 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DC-07000-000

Key No: 873482

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 **\$231,000.00.**

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 10 day of June, 2004

Michael W. Young
MICHAEL W. YOUNG

Kathryn L. Young
KATHRYN L. YOUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 10, 2004 by Michael W. Young and Kathryn L. Young.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

2/00 am