

04 JUN 18 PM 3:34



MTC-64130T4

Vol M04 Page 39377

State of Oregon, County of Klamath
Recorded 06/18/2004 3:34 PM
Vol M04 Pg 39377-39378
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:

MICHAEL W. YOUNG

10250 MATNEY WAY

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL W. YOUNG

10250 MATNEY WAY

KLAMATH FALLS, OR 97603

Escrow No.

MT64130-TA

STATUTORY WARRANTY DEED

CHARLES E. MAYER and HORTENSIA B. MAYER, as tenants by the entirety, Grantor(s) hereby convey and warrant to MICHAEL W. YOUNG and KATHRYN L. YOUNG, as tenants by the entirety, 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:

Beginning at the Northwest corner of Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the boundaries of county roads.

ALSO EXCEPTING therefrom that portion conveyed to William G. Neubert and Elizabeth A. Neubert in Bargain and Sale Deed, recorded April 30, 2004 in Volume M04-26791, Microfilm Records of Klamath County, Oregon.

Tax Account No: 4010-020AA-00400-000
(With other property)

Key No: 98824

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 \$227,000.00.

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 11 day of June, 2004.


CHARLES E. MAYER

260 am

Hortensia B. Mayer
HORTENSIA B. MAYER

39378

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 06/11 2004 by Charles E. Mayer and Hortensia B. Mayer.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

