

04:40:30 PM 3:18

MTT-67435KR

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State of Oregon, County of Klamath  
Recorded 11/30/04 3:18 P m  
THIS SPACE Vol M04 Pg 82261-62  
Linda Smith, County Clerk  
Fee \$ 36 # of Pgs 2

After recording return to:

JAMES R. YOUNG

2635 Autumn Ave.

Klamath Falls, Oregon 97601

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

JAMES R. YOUNG

2635 Autumn Ave.

Klamath Falls, Oregon 97601

Escrow No. MT67435-KR

### STATUTORY WARRANTY DEED

**SUZANNE V. HOLMES**, Grantor(s) hereby convey and warrant to **JAMES R. YOUNG and WENDY 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:

#### LEGAL DESCRIPTION

##### PARCEL 1:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at intersection of section line common to Sections 5 and 6 and South line of Lewis Lane (Autumn) from which an automobile axle marks 1/4 corner common to Sections 5 and 6 bears North 00° 06' East, 185.70 feet; thence North 89° 17' East 476.34 feet along the Southerly line of Lewis Lane to an iron pin; thence South 00° 18' East 494.45 feet to an iron pin; thence South 89° 29' West 479.77 feet to a point on section line common to Sections 5 and 6; thence North 00° 06' East, 492.81 feet along said section line to point of beginning.

##### PARCEL 2:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pin marking the South 1/16 corner of Sections 5 and 6 from which an iron axle marking the 1/4 corner of Sections 5 and 6 bears North 00° 08' East 1351.25 feet (Record: North 00° 06' East 1351.68 feet); thence North 00° 08' East 412.52 feet along the Section line common to Sections 5 and 6 to the true point of beginning; thence North 89° 42' East 484.01 feet to a 5/8 inch iron pin on the West line of Lot 6 of Tract 1191, SAGE ACRES; thence North 00° 44' 41" West along said West line 262.12 feet, more or less, to the Northwest corner of said Lot 6; thence South 89° 29' West 479.77 feet to a point on the Section line common to Section 5 and 6; thence South 00° 08' West 262 feet, more or less to the point of beginning.

Tax Account No: 3909-205CB-00300-000  
Tax Account No: 3909-005CB-00400-000

Key No: 533596  
Key No: 533603

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:

2600  
aml

The true and actual consideration for this conveyance is \$252,900.00.

82262

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 30<sup>th</sup> day of November, 2004.

Suzanne V. Holmes  
SUZANNE V. HOLMES

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 30, 2004 by SUZANNE V. HOLMES.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

