

04 DEC 9 AM 10:40

Vol M04 Page 84406



After recording return to:
Ronald L. Adair
5675 Delaware Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Ronald L. Adair
5675 Delaware Avenue
Klamath Falls, OR 97603

File No.: 7021-482553 (SAC)
Date: December 01, 2004

State of Oregon, County of Klamath
Recorded 12/09/04 10:40 a m
Vol M04 Pg 84406-07
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Alan D. Young and Vicki L. Young, Grantor, conveys and warrants to **Ronald L. Adair**,*Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

***As His Sole and Separate Property**

The Easterly 41 feet of Tract 52 of Cloverdale, according to the official plat thereof on file in the office of the County, Oregon. Together with the Westerly one-half of vacated Lodi Street adjacent to said property.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$126,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of December, 20 04

F26.7

84407

APN: R52311

Statutory Warranty Deed
- continued

File No.: 7021-482553 (SAC)
Date: 12/01/2004

Alan D. Young by Vicki L. Young
Alan D. Young Attorney in Fact

Vicki L. Young
Vicki L. Young

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7 day of December, 2004
by **Alan D. Young and Vicki L. Young.**

By Vicki L. Young,
Attorney in Fact

Stacy Collins
Notary Public for Oregon

My commission expires: 8/2/07

