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MTZ - 68430 MS

Vol M05 Page 11406



State of Oregon, County of Klamath
Recorded 02/22/2005 10:58 a. m
Vol M05 Pg 11406-07
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESEI

After recording return to:

Ronald W. Mc Laughlin

2635 Autumn Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ronald W. Mc Laughlin

2635 Autumn Avenue

Klamath Falls, OR 97603

Escrow No. MT68430-MS

STATUTORY WARRANTY DEED

James R. Young and Wendy L. Young, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ronald W. Mc Laughlin and Sandra K. Mc Laughlin, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$267,500.00**.

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.

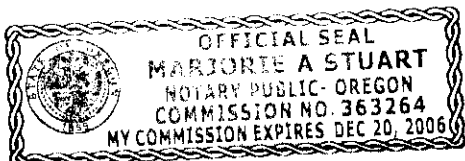
Dated this 18th day of Feb, 2005

James R. Young
James R. Young

Wendy L. Young
Wendy L. Young

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/18, 2005 by James R. Young and Wendy L. Young.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2600 AM

EXHIBIT "A"
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