

05 FEB 25 PM 3:19

MT6-68411MS



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State of Oregon, County of Klamath
Recorded 02/25/2005 3:19 p m
Vol M05 Pg 12551
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Douglas G. Maddess

c/o 914 S. 4th Street

Cottage Grove, OR 97424

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

Douglas G. Maddess

c/o 914 S. 4th Street

Cottage Grove, OR 97424

Escrow No. MT68411-MS

STATUTORY WARRANTY DEED

Bruce M. Young and Frances A. Young, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Douglas G. Maddess and Amy M. Maddess, 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:

Lots 11 and 12, SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3606-003CB-08100-000
311861

Key No.:

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 **\$65,000.00**.

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 25th day of Feb, 2005

Bruce M. Young
Bruce M. Young

Frances A. Young
Frances A. Young

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/25, 2005 by Bruce M. Young and Frances A. Young.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/2006

2/20/05