



After recording return to:  
D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

File No.: 7021-687761 (DMC)  
Date: November 01, 2005

**M05-68994**

Klamath County, Oregon

11/14/2005 03:19:35 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Grant and Carole Thacker as Trustees of Grant & Carol U S Trust, Grantor, conveys and warrants to D. Frances Young, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**A portion of Lot 2 in Block 18 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most Southerly corner of Lot 2; thence Northeasterly along the East line 37 feet to the West line of Prospect Street; thence Northerly 19.5 feet; thence North 58°10' West 49 feet to a point; thence in a Southwesterly direction 45.6 feet, more or less to its intersection with the Westerly line of the Ninth Street at a point 61 feet in the Northwesterly direction from the point of beginning, thence Southeasterly to the point of beginning.**

**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.

26P

APN: 368569

Statutory Warranty Deed  
- continued

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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 \$89,000.00. (Here comply with requirements of ORS 93.030)

Dated this 4 day of NOV. 2005

Grant and Carole Thacker as Trustees of  
Grant & Carol U S Trust

Grant Thacker, Trustee  
Carole Thacker  
Carole Thacker, Trustee

STATE DEPARTMENT )  
CITY OF PUERTO VALLARTA )ss.  
Country of MEXICO )

This instrument was acknowledged before me on this 4th day of November, 2005  
by as of Grant and Carole Thacker as Trustees of Grant & Carol U S Trust, on behalf of the .



John Warner de O.  
Notary Public for STATE DEPARTMENT  
My commission expires  
U.S. Consular Agent