

After recording, return to:
Gerald L. Young _____
1008 Fredericks st. _____
Woodland, CA 95776 _____

M05-70830

Klamath County, Oregon
12/12/2005 08:32:14 AM
Pages 1 Fee: \$21.00

Until a change is requested, all tax
Statements shall be sent to the
Following address:
Gerald L. Young _____
1008 Fredericks st. _____
Woodland, CA 95776 (530)662-0355

Date: 11 / 01 / 2005

WARRANTY DEED

For good consideration, I (we) Michael R. Portus (a single man) of 707 Towne st. Grants Pass, OR 97527,
County of Josephine, State of Oregon, hereby bargain, convey and deed to, Gerald L. Young, Carmen
Heinrichs-Young husband and wife and Carmen S. Heinrichs, all tenants by the entirety of
1008 Fredericks st. Woodland, CA 95776, County of Yolo State of California
the following described land in Klamath county, free and clear with warranty covenants to wit:

Lots 21 and 22 in Block 16, Tract 1053, Oregon Shores Subdivision, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The 2005-2006 Taxes, a lien not yet payable
2. 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.

Being the same property conveyed to the grantors by deed of Warrantee deed M05-64773, dated
09 / 15 / 05.

WITNESS the hands and seal of said grantors this 2 day of NOVEMBER, 2005.

Michael R. Portus
Grantor

The true consideration for this conveyance is:-----
\$17,750.00 (here comply with requirements of
ORS 93.030)

STATE OF OREGON
COUNTY OF JOSEPHINE
On 11-2-05 before me, BETH BUSHNELL,
Personally appeared MICHAEL R. PORTUS,
personally known by me (or proved
to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/they~~ authorized capacity (ies) and that by his/~~her/they~~
signature(s) on the instrument, the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

"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".

WITNESS my hand and official seal.

Signature Beth Bushnell

Affiant ☒ Known ☐ Unknown

I.D. Produced ORDL 1567204 EX 01/08

(Seal)

