

After Recording Return to:

DOUGLAS J. YOUNGBERG and BEVERLY G. YOUNGBERG

4340 CANYON VALLEY RD.
DIAMOND SPRINGS CA. 95619

Until a change is requested all tax statements

Shall be sent to the following address:

DOUGLAS J. YOUNGBERG and BEVERLY G. YOUNGBERG

Same as above

WARRANTY DEED
(INDIVIDUAL)

MARY LOU WALRATH, herein called grantor, convey(s) to DOUGLAS J. YOUNGBERG and BEVERLY G. YOUNGBERG, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 16, Block 2, JUNIPER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-035CO TL 00400 KEY #274009


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$50,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated March 28, 2006.



MARY LOU WALRATH

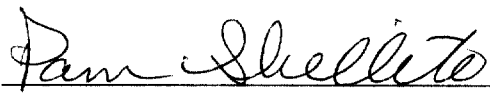
STATE OF OREGON, County of *Klamath*, ss.

On *March 29*, 2006 personally appeared the above named MARY LOU WALRATH and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062983

Before me: 
Notary Public for Oregon
My commission expires:

Official Seal

