

MT C 76001-SH



THIS SPACE RESERVED FOR RECORDER'S USE

2006-017488
Klamath County, Oregon



08/30/2006 03:27:42 PM

Fee: \$26.00

After recording return to:

Mark Young

5417 Shasta Way

Klamath Falls, OR 97603

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

Mark Young

5417 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT76001-SH

Title No. 0076001

SWD

STATUTORY WARRANTY DEED

Brian E. Saveland, Grantor(s) hereby convey and warrant to **Mark Young**, 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

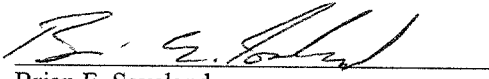
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$157,000.00**.

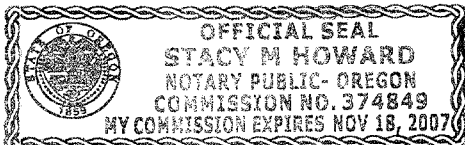
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

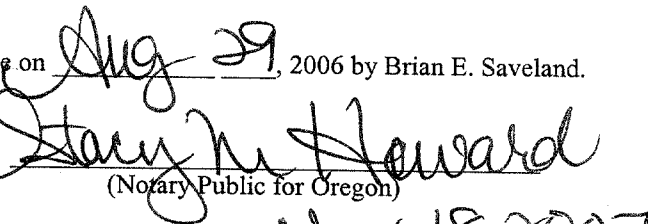
Dated this 29TH day of AUGUST, 06.


Brian E. Saveland

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 29, 2006 by Brian E. Saveland.




(Notary Public for Oregon)
My commission expires Nov 18, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

Tax Account No: 3809-035DD-01500-000

Key No: 450531