

2006-021464

Klamath County, Oregon



After recording return to:
David J. Kraan and Joanne E. Kraan
1151 Pine Grove Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David J. Kraan and Joanne E. Kraan
1151 Pine Grove Road
Klamath Falls, OR 97603

File No.: 7021-900981 (MTA)
Date: October 18, 2006

THIS SPACE



10/25/2006 11:41:08 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

James R. Young and Wendy L. Young as tenants by the entirety, Grantor, conveys and warrants to **David J. Kraan and Joanne E. Kraan as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 22 IN BLOCK 4 OF TRACT 1153 SECOND ADDITION TO PINE GROVE PONDEROSA,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

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.

The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)

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 19 day of October, 2006.

James R. Young
James R. Young

Wendy L. Young
Wendy L. Young

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of October, 2006
by **James R. Young and Wendy L. Young.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009