



2007-009815
Klamath County, Oregon

THIS SPACE



05/31/2007 03:46:39 PM

Fee: \$31.00

After recording return to:

John C. Young

~~1622 SE Jackson~~ 2009 CHINCHALLA WAY

~~ROSEBURG, OR 97470~~ KLAMATH FALLS, OR 97603

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

John C. Young

~~1622 SE Jackson~~ 2009 CHINCHALLA WAY

~~ROSEBURG, OR 97470~~ KLAMATH FALLS, OR 97603

Escrow No. MT79112-SH

Title No. 0079112

SWD-EM

STATUTORY WARRANTY DEED

Anton C. Simon and Dixie D. Simon, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John C. Young and Diana M. Young, as tenants by the entirety**, 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:

The true and actual consideration for this conveyance is **\$190,000.00**.

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.

31-

Dated this 25th day of May, 07.

[Signature]
Anton C. Simon
Dixie D. Simon
Dixie D. Simon

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 25, 2007 by Anton C. Simon and Dixie D. Simon.

[Signature]
(Notary Public for ~~Oregon~~ Washington)
My commission expires 8/13/2010

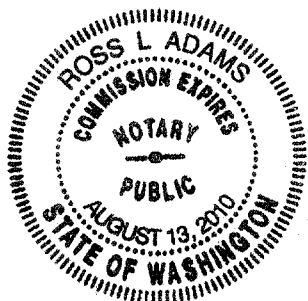


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe marking the Southeast corner of the Third Addition to Winema Gardens, also being the Northeast corner of the SE1/4 of the NW1/4 of said Section 1, thence along the North line of the SE1/4 of the NW1/4 of said Section 1, South 88° 53' 17" West 180.26 feet, more or less, to an iron pin, thence South 00° 47' 38" East, 160 feet, more or less to a point, thence North 88° 53' 17" East, 180.26 feet, more or less, to a point on the East line of said SE1/4 of the NW1/4 of Section 1, thence North 00° 47' 38" West, 160 feet, more or less, to the point of beginning, with bearings based on the recorded plat of the Third Addition to Winema Gardens.