



THIS SPACE RE

2007-012808

Klamath County, Oregon



07/19/2007 11:17:36 AM

Fee: \$21.00

MT079808-DS

After recording return to:

Jimmy L. Welch

4425 SW 160th Ave.

Aloha, OR 97007

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

Jimmy L. Welch

4425 SW 160th Ave.

Aloha, OR 97007

Escrow No. MT79808-DS

Title No. 0079808

SWD

### STATUTORY WARRANTY DEED

**Robert J. Young and Muriel L. Young, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jimmy L. Welch**, 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:

Parcel 2 of Land Partition 130-06, being a replat of Parcel 3 of Land Partition 8-05, situated in the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$47,500.00**.

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 19<sup>th</sup> day of July, 2007.

Robert J. Young  
Robert J. Young

Muriel L. Young  
Muriel L. Young

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7-19, 2007 by Robert J. Young and Muriel L. Young.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09

