

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:

Erin Arlene Young
Wendy Lynn Young
4871 Sue Drive
Klamath Falls OR 97601

2008-006319

Klamath County, Oregon



00045257200800063190010015

05/01/2008 08:34:11 AM

Fee: \$21.00

STATUTORY BARGAIN AND SALE DEED

James Richard Young, Grantor, conveys to Wendy Lynn Young, Grantee, his interest in the following described real property in Klamath County, Oregon, more particularly described as:

Lot 2, Block 2, Tract no. 1203, Country Village, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon and the attached: 1990 Goldenwest mobile home bearing No. 210507.

More commonly known as 4871 Sue Drive, Klamath Falls OR 97601

Klamath County Assessor's Parcel No. R-3908-12AO-300

The consideration for this Deed is divorce settlement.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of April, 2008.


James R. Young

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named James R. Young and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 25 day of April, 2008.




Notary Public for Oregon
My Commission Expires: 10-8-09