

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:
James R. Young
436 Delta Street
Klamath Falls OR 97601

2008-006320
Klamath County, Oregon



05/01/2008 08:34:37 AM

Fee: \$21.00

STATUTORY BARGAIN AND SALE DEED

Wendy L. Young, Grantor, conveys to James R. Young, Grantee, her interest in the following described real property in Klamath County, Oregon, more particularly described as:

Lot 10 and the West 10 feet of Lot 9, West Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 436 Delta Street, Klamath Falls OR 97601

Klamath County Assessor's Parcel No. R-3809-29CB-4400

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.

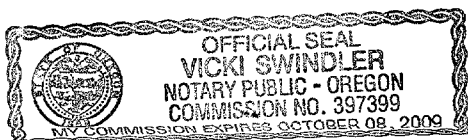
Dated this 29 day of April, 2008.

Wendy L. Young
Wendy L. Young

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Wendy L. Young and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 29 day of April, 2008.



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