

MT82695-KR

THIS SPACE F

2008-009542
Klamath County, Oregon



06/30/2008 03:38:37 PM

Fee: \$26.00

After recording return to:

Thomas L. Chester

5821 North Hills Drive

Klamath Falls, OR 97603

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

Thomas L. Chester

5821 North Hills Drive

Klamath Falls, OR 97603

Escrow No. MT82695-KR

Title No. 0082695

SWD

STATUTORY WARRANTY DEED

Donald B. Young and Mary T. Young, Trustees of The Don and Mary Young Revocable Living Trust under agreement dated July 27, 2007, Grantor(s) hereby convey and warrant to Thomas L. Chester and Thea M. Chester, 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:

LEGAL DESCRIPTION

PARCEL 1:

Lot 17, Block 2, UPPER LAKE GARDEN ACRES, according to the official plat thereof on file in the office of the County, Clerk, Klamath County, Oregon.

PARCEL 2:

Lots 1, 2, 3 and 4, Block 3, UPPER LAKE GARDEN ACRES, according to the official plat thereof on file in the office of the County, Clerk, Klamath County, Oregon.

PARCEL 3:

Lots 5, 6 and 7, Block 3, UPPER LAKE GARDEN ACRES, according to the official plat thereof on file in the office of the County, Clerk, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$445,000.00.

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.

24 ATT

Dated this 27th day of June, 2008

The Don and Mary Young Revocable Living Trust under agreement dated July 27, 2007

BY: Donald B. Young
Donald B. Young, Trustee

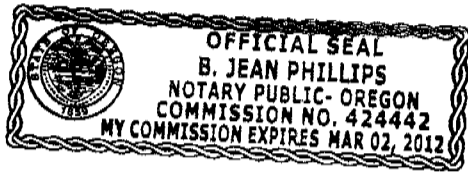
BY: Mary T. Young
Mary T. Young, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 27th, 2008 by Donald B. Young and Mary T. Young, Trustees of The Don and Mary Young Revocable Living Trust under agreement dated July 27, 2007.

B. Jean Phillips
(Notary Public for Oregon)

My commission expires 3-2-2012



Unofficial Copy