

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2009-000849

Klamath County, Oregon



00059201200900008490060068

SPACE RESE
FOR
RECORDE!

01/26/2009 09:59:28 AM

Fee: \$46.00

Jack R Young & Delphine M Young
2704 Watson St K F ORe
97603

Grantor's Name and Address

Steven M Young
1705 Harmony Ln
K Falls OR 97601

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Steven M Young
1705 Harmony Ln
K Falls OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *Steven*hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in *Klamath* County, State of Oregon, described as follows, to-wit:

Residence @ 2704 Watson St
Klamath Falls OR 97601
see attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *0*. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on *10/31/08*; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Jack R Young
Delphine M Young

STATE OF OREGON, County of *Klamath* ss.This instrument was acknowledged before me on *10-31-08*,by *Jack R Young*This instrument was acknowledged before me on *10-31-08*,by *Delphine M Young*as *grantor*of *residence @ 2704 Watson St Klamath Falls OR 97601*

Notary Public for Oregon

My commission expires

Aug 21, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 147 feet of Lots 18 and 19, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less any portion thereof contained in right of way of Enterprise Irrigation ditch, TOGETHER WITH an easement for roadway as set out in Easement Agreement recorded on page 411 of Volume 285 of Deeds, Records of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is South 0° 27' East a distance of 15.0 feet from the Northeast corner of Lot 19 and on the West side of Piedmont Avenue; thence West 441.0 feet to an iron pin; thence North 0° 27' West 30.0 feet to an iron pin; thence East 441.0 feet to an iron pin which is on the West side of Piedmont Avenue and North 0° 27' West a distance of 15 feet from the Southeast corner of Lot 23; thence South 0° 27' East along the West side of Piedmont Avenue a distance of 30 feet to the point of beginning.

SAVING AND EXCEPTING that portion in Deed Volume M03-35197, more particularly described as follows:

Beginning at the NW corner of said Lot 18; thence along the West line of said Lot 18 South 00° 27' 00" East 147.25 feet to a 1/2" iron pipe, thence North 89° 43' 11" East 22.00 feet to a 5/8" pin with a plastic cap stamped "LS 928 Gastaldi", thence along an existing fence, and the southerly and northerly extension thereof, North 00° 36' 51" East 132.24 feet to a 5/8" pin with a plastic cap stamped "LS 928 Gastaldi", thence continuing North 00° 36' 51" East 15.00 feet to the North line of said Lot 18, thence along the North line of said Lot 18 South 89° 46' 02" West 24.73 feet to the point of beginning.



MT80013-MS

After recording return to:
Jack R. Young

2704 Watson Street
Klamath Falls, OR 97603

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

Jack R. Young
2704 Watson Street
Klamath Falls, OR 97603

Escrow No. MT80013-MS
Title No. 0080013

SWD

THIS SPACE RES

2007-014524
Klamath County, Oregon



08/16/2007 03:28:41 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Robert M. Williams, Trustee of the Williams Family Revocable Living Trust Dated 6-24-1996,
Grantor(s) hereby convey and warrant to Jack R. Young and Delphine M. Young, husband and wife and
Steven M. Young, all with right of survivorship, 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:
2007-2008 Real Property Taxes a lien not yet due and payable.

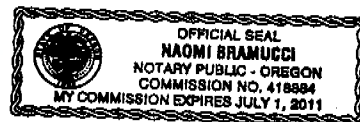
The true and actual consideration for this conveyance is \$270,000.00.

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 10 day of AUGUST - 2007

Robert M. Williams

BY: Robert M. Williams - TRF
Robert M. Williams, Trustee



State of Oregon

County of CURRY

This instrument was acknowledged before me on August 10, 2007 by Robert M. Williams, Trustee of the Williams
Family Revocable Living Trust.

Naomi Bramucci
(Notary Public for Oregon)

My commission expires July 1, 2011

210 AMT

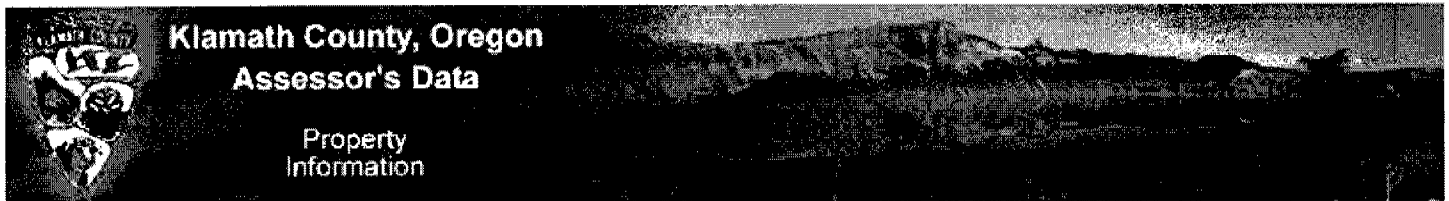
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Property Information	Tax Summary	Assessment History	Improvement Information	New Search	Search Results	Log Off	Printable Summary
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Search Results for R510646

Owner Name

YOUNG JACK R & DELPHINE M & YOUNG STEVEN M

Property ID Number

R510646

Owner Address

2704 WATSON ST
KLAMATH FALLS, OR 97603

Situs Address

2704 WATSON ST
KLAMATH FALLS, OR 97603

Alternate Account Number
Neighborhood

2G66 - OLENE - HILL ROAD - HENLEY - OUTSIDE MIDLAND

Map Tax Lot

R-3909-001DD-01500-000

Previous
Next
Levy Code Area

043

Tax Rate

11.3499

Property Description

Property Class

101G (RESIDENTIAL IMPROVED)

Zoning

RS

Property Code
Miscellaneous Code
Related Accounts by Map Tax Lot
Linked Accounts
Mortgage Agent-Lender

FAT-GMS (GMAC-SUBSERVICE)

Mortgage Account Number

059816810713303204

Exemption
Expiration Date
Tax Roll Description

PIEDMONT HEIGHTS, LOT 18 & 19 POR, LES PLA 16-02

Year Built

1959

Acreage
Split/Sub Account
Split/Sub Account Message
Special Account Information - Last Certified Year (2007)

Sales Information

#	Buyer (Name & Address)	Seller (Name & Address)	Sales Info	Deed Info
1	YOUNG JACK R & DELPHINE M & YOUNG STEVEN M 2704 WATSON ST KLAMATH FALLS, OR 97603	WILLIAMS ROBERT M TRUSTEE & CRAFTS NANCY J TRUSTEE & WILLIAMS FAMILY TRUST 2704 WATSON ST KLAMATH FALLS, OR 97603	08/10/07 \$270,000 34R	08/10/07 07-014524 05

2	WILLIAMS ROBERT M TRUSTEE & CRAFTS NANCY J TRUSTEE & WILLIAMS FAMILY TRUST 2704 WATSON ST KLAMATH FALLS, OR 97603	WILLIAMS ROBERT M & DORIS L 2706 WATSON KLAMATH FALLS, OR 97603	06/24/96 \$0	06/24/96 M96-19345 05
3	WILLIAMS ROBERT M & DORIS L 2706 WATSON KLAMATH FALLS, OR 97603	Missing Owner Information	\$0	308-293

2008 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE			\$105,000
L2	ONS - ONSITE LAND			\$20,000
			TOTAL	\$125,000

Permits

#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active
1	2000-01105	AD	05/31/00	RS		100	No
2	2004-00160	AD	02/09/04	MK	09/03/05	100	No

INFORMATION SUBJECT TO DISCLAIMERS

If you have questions, comments, or suggestions regarding this site, please send e-mail to the Assessor.

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