

2009-010042

Klamath County, Oregon



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07/24/2009 08:16:40 AM

Fee: \$26.00

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Richard F. Young and Donna M. Young
4048 Hertel Drive South
Salem OR 97302

AFTER RECORDING RETURN TO:

Law Office of Eden Rose Brown
1011 Liberty Street SE
Salem OR 97302

STATUTORY WARRANTY DEED

Richard F. Young and Donna M. Young, husband and wife, "Grantors," convey and warrant to RICHARD F. YOUNG and DONNA M. YOUNG, Trustees, or their successors in trust, under the RICHARD F. YOUNG and DONNA M. YOUNG LIVING TRUST, dated July 16, 2009, and any amendments thereto, "Grantee," all interest in the following described real property free of encumbrances except as specifically set forth herein:

Lot 3, of ELM PARK, except the Northerly 2 feet thereof, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: All liens, encumbrances, easements, covenants, conditions and restrictions if any, of record or otherwise discoverable in the public records of any governmental agency, including those shown on any recorded plat or survey and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

The true and actual consideration for this conveyance consists of or includes other property or value given as consideration for estate planning purposes.

The liability and obligations of grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under any policy of title insurance issued to grantee at the time grantor acquired such property. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 16th day of July, 2009

GRANTOR: Richard F. Young
Richard F. Young

GRANTOR: Donna M. Young
Donna M. Young

STATE OF OREGON)
) ss.
County of Marion)

On the 16th day of July, 2009, personally appeared Richard F. Young and acknowledged the foregoing instrument to be his voluntary act.



Mary Ann Leonard
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
) ss.
County of Marion)

On the 16th day of July, 2009, personally appeared Donna M. Young and acknowledged the foregoing instrument to be her voluntary act.



Mary Ann Leonard
NOTARY PUBLIC FOR OREGON