

WHEN RECORDED RETURN TO:
Jason C. Broesder
312 South Ivy Street
Medford, Oregon 97501

2010-013376

Klamath County, Oregon



00093087201000133760020025

11/18/2010 09:17:45 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:
Clarence & Virginia Young
30828 Cascade Way
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED


Clarence H. Young and Virginia M. Young, Grantors, conveys to Clarence Herbert Young and Virginia May Young, Trustees of the Young Joint Trust, dated November 11th, 2010, Grantees, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Please see attached Exhibit "A."

There is no cash consideration for this transfer.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 11th day of November, 2010.


Clarence H. Young, Grantor


Virginia M. Young, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 11th day of November, 2010, personally appeared Clarence H. Young and Virginia M. Young, before me and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon

S:\Office\Estate Planning\2010\Trusts\RLT\Clients\Young\B&S Deed.wpd

EXHIBIT "A"

Lots 31, 32 and 33 of Block 3, Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1994 WYNN Manufactured Home, Oregon Licence # X231835, VIN #11819757AB which is situated on the real property described above.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.