

**2012-011504**

Klamath County, Oregon

10/16/2012 02:53:06 PM

Fee: \$47.00

After recording return to:

Michelle L. Wessel

1831 Lowell Street

Klamath Falls, OR 97601

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

Michelle L. Wessel

1831 Lowell Street

Klamath Falls, OR 97601

Escrow No. MT95097-MS

Title No. 0095097

SWD r.020212

STATUTORY WARRANTY DEED**Loren G. Young and Betty J. Young, Trustees of the Loren G. Young and Betty J. Young Living Trust dated December 27, 2010,**

Grantor(s), hereby convey and warrant to

Michelle L. Wessel,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 true and actual consideration for this conveyance is **\$135,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13 day of October, 2012.

Loren G. Young and Betty J. Young, Trustees of the Loren G. Young and Betty J. Young Living Trust dated December 27, 2010

BY: Loren G. Young
Loren G. Young, Trustee

BY: Betty J. Young
Betty J. Young, Trustee

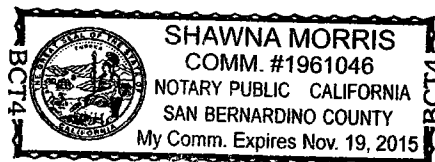
STATE OF CALIFORNIA

COUNTY OF San Bernardino^{ss.}

On October 13, 2012 before me, Shawna Morris, Notary Public personally appeared Loren G. Young and Betty J. Young, Trustees of the Loren G. Young and Betty J. Young Living Trust dated December 27, 2010 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Shawna Morris



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

All of Lot 18 in Block 4 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon.

Also, all that portion of Lot 19 in Block 4 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most Southerly corner of said Lot 19 , thence Northwesterly along the line between Lots 18 and 19 in said block, a distance of 140 feet to the Northerly line of said Lot 19, thence Northeasterly parallel to Lowell Street, a distance of 25 feet; thence Southeasterly, parallel with said line between Lots 18 and 19, a distance of 140 feet to Northwesterly line of Lowell Street thence Southwesterly along Lowell Street, a distance of 25 feet to the point of beginning.
