



THIS SPACE

2012-013644

Klamath County, Oregon



00128322201200136440020023

12/07/2012 03:08:34 PM

Fee: \$42.00

After recording return to:

Mark Moore

29728 M Street

Klamath Falls, OR 97601

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

Mark Moore

29728 M Street

Klamath Falls, OR 97601

Escrow No. MT94545-MS

Title No. 0094545

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

Mark Moore,

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:

Lots 163, 164 and 165 of the Southerly portion of TRACTS B AND C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

425m

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 5th day of December, 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 December 5th, 2012 before me, Sabrina Serah Samaniego, 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 [Signature]

