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Fee: \$82.00

Returned at Counter

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	Garry A. Young Tina Young P.O. Box 244 Bonanza, OR 97623

Grantors:
Floyd L. Young, III
Mary A. Young
446 Paddington Drive
Kyle, TX 78640

Grantees:
Garry A. Young
Tina Young
P.O. Box 244
Bonanza, OR 97623

-BARGAIN AND SALE DEED-

Grantors, whose address is 446 Paddington Drive, Kyle, TX 78640, convey to Garry A. Young and Tina Young, as joint tenants with rights of survivorship, Grantees, whose address is P.O. Box 244, Bonanza, OR 97623, the following described real property situated in the County of Klamath, State of Oregon, commonly known as 31447 Klamath Street, Bonanza, OR 97623, more particularly described as follows:

Lots 8, 9 and 10 in Block 41, GRANDVIEW ADDITION to the Town of Bonanza, 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 transfer is \$130,000.00.

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.

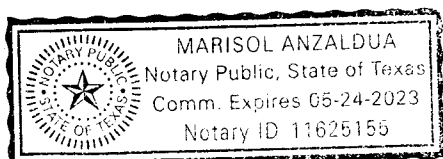
DATED this 23RD day of MARCH, 2021.

Floyd L. Young, III

Mary A. Young

STATE OF TEXAS)
) ss. march 23, 2021
County of Heys)

Personally appeared the above-named Floyd L. Young, III and Mary A. Young and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: may 24, 2023