

AFTER RECORDING, RETURN TO:  
White Oak Wills & Trusts, LLC  
1314 NW IRVING ST #301  
PORTLAND, OR 97209

2024-005888  
Klamath County, Oregon  
07/09/2024 01:16:02 PM  
Fee: \$82.00

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE SENT TO:  
John Maxwell & Marian Lee Young  
PO Box 1255  
Ferndale, CA 95536

STATUTORY WARRANTY DEED

Marian Lee (Maxwell) Young, Grantor, conveys and warrants her one-half interest to Marian Lee Young and Thomas E. Young, Trustees, or their successor in trust under the Young Family Trust, dated July 9, 2024, and any amendments thereto, Grantees, the following real property:

The North half of North half of South half of Southeast quarter of Southeast quarter of Section twelve (12) in Township thirty-nine (39) South of Range nine (9) East of the Willamette Meridian.

SITUS ADDRESS: 4410 Highway 39, Klamath Falls, Oregon 97603 (includes Land Partition 54-21)

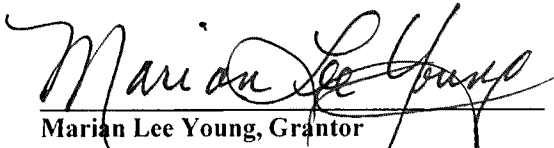
See previously recorded instrument number 2022-014017 and 2023-003250


SUBJECT TO covenants, conditions, and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is None. This conveyance is for estate planning purposes only.

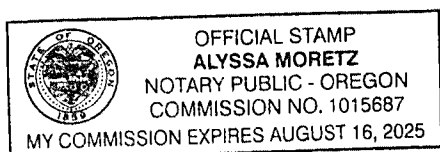
Dated: July 9, 2024


  
Marian Lee Young, Grantor

  
Thomas Earl Young, Grantor

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF MULTNOMAH        )

The foregoing instrument was acknowledged before me on July 9, 2024, by Marian Lee Young and Thomas Earl Young, as Grantors.



  
Alyssa Moretz, Notary Public  
My commission expires: August 16, 2025