



82445

-WARRANTY DEED-

TLB COMPANY, a partnership, Grantor, conveys and warrants to MELLON B. TAYLOR, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO AND EXCEPTING

(1) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin imposed by instrument recorded August 18, 1971 in Volume M71, page 8640, Klamath County records; (2) Easement recorded April 20, 1971 in Volume M71, page 3408 and recorded October 17, 1975 in Volume M75, page 12998 in favor of Klamath County for roadway purposes affecting the Eastern 30 feet of said property; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Five Thousand and No/100ths (\$5,000.00) DOLLARS.

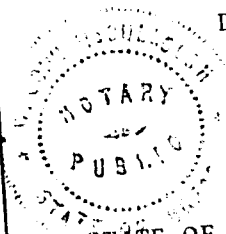
Until a change is requested, all tax statements shall be mailed to 418 North Laguna, Klamath Falls, Oregon

DATED this 27 day of March, 1980.

TLB COMPANY, a partnership

By: Sidney F. Tucker

By: Arthur P. Brandness



STATE OF OREGON)
County of Klamath)

ss. March 27, 1980.

Personally appeared the above-named WILLIAM P. BRANDSNESS, a partner, and SIDNEY F. TUCKER, a partner, and acknowledged the foregoing instrument to be their voluntary act. Before me:

John M. Cullough
Notary Public for Oregon
My Commission expires: April 15, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.
this 27th day of March A. D. 1980 at 2:40 o'clock P. M., and
fully recorded in Vol. 800, of Deeds on Page 5776

W. D. MILNE, County Clerk
By: Bernetha Hetch

Fee \$3.50

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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