

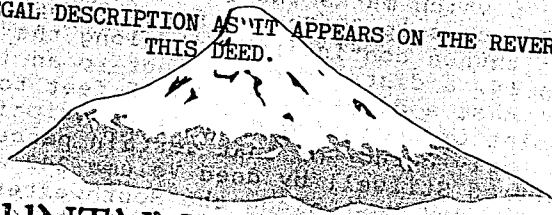
73481

WARRANTY DEED
MTC-1788-P

KNOW ALL MEN BY THESE PRESENTS, That DONOVAN C. ZUPAN, who acquired title as husband and wife and KAY S. ZUPAN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY R. TAYLOR and JEAN A. TAYLOR, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$59,000.00. The actual consideration consists of the sum of \$59,000.00 in cash, and the sum of \$0.00 in property.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 3th day of April, 1987 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Donovan C. Zupan
Donovan C. Zupan

Kay S. Zupan
Kay S. Zupan

STATE OF OREGON,
County of Klamath } ss.
4/14, 19 87

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Personally appeared the above named Donovan C. Zupan and Kay S. Zupan and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: [Signature] Notary Public for Oregon My Commission expires: 8/16/88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

DONOVAN C. ZUPAN & KAY S. ZUPAN

GRANTOR'S NAME AND ADDRESS

LARRY R. TAYLOR & JEAN A. TAYLOR
5205 S. Etna
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

6337

A tract of land in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point which is East 669.9 feet along the Center section line from the iron pin which marks the Quarter Section corner common to Section 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing East along the center section line of said Section 14, a distance of 50 feet to an iron pin; thence North 12 degrees 00' East a distance of 470.25 feet to an iron pin; which is the true point of beginning of this description, which point is also the most Easterly corner of that certain parcel of land deeded to James F. and Winifred Stilwell by deed Volume 242 at page 353; thence South 37 degrees 18' East along the Southwesterly line of South Etna Street 82.36 feet to an iron pin; thence North 49 degrees 30' East 184.7 feet to an iron pin on the Westerly boundary line of the U.S.R.S. Lateral A-3-D; thence Northwesterly along the Westerly line of said A-3-D lateral a distance of 85.12 feet to an iron pin which marks the Southeast corner of that certain parcel of land deeded to Vernon G. and Clara C. Howard by Deed Volume 257 at page 229; thence South 49 degrees 30' West 201.1 feet, more or less to the true point of beginning.

EXCEPT that portion conveyed to Klamath County for road purposes by Deed recorded November 21, 1972 in Book M-72 at page 13505, Microfilm Records.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Tilt Company

on this 15th day of April A.D. 19 87
at 9:28 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 6336

Evelyn Biehn, County Clerk

By [Signature] Deputy.

Fee, \$14.00

