



KLAMATH COUNTY TITLE COMPANY

K-41340
STATUTORY WARRANTY DEED
 (Individual or Corporation)

FRANCES K. SCHULTE, CONSTANCE BOYKAN, FRANCES ELOISE TAGGART AND
OWEN WINSTON TAGGART as the co-trustees of the Owen Winston Taggart Trust Grantor,
 conveys and warrants to BERNARD J. SPERA, JR.

the following described real property in the County of _____ and State of Oregon, Grantee,

**Trust Agreement dated January 18, 1988 and FRANCES ELOISE TAGGART AND OWEN WINSTON TAGGART as the co-trustees of the Frances Eloise Taggart Trust Agreement dated January 18, 1988.

Lots 14 and 15 in Block 6 of Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 2,135.90 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 20th day of April 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Frances K. Schulte
 FRANCES K. SCHULTE

Constance Boykan by Frances K. Schulte P/A
 CONSTANCE BOYKAN BY FRANCES K. SCHULTE HER ATTORNEY IN FACT

Owen Winston Taggart
 OWEN WINSTON TAGGART, TRUSTEE

Frances Eloise Taggart
 FRANCES ELOISE TAGGART, TRUSTEE

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and

by _____ of

a corporation, on behalf of the corporation.

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 27th day of April A.D., 19 89

at 8:49 o'clock AM. and duly recorded

in Vol. M89 of Deeds Page 7140

Evelyn Biehn County Clerk

By Debra M. McDaniel

Deputy.

Fee, \$8.00

STATE OF OREGON, County of Washington ss.
 The foregoing instrument was acknowledged before me this 24th day of April 19 89
 by Owen Winston Taggart, Trustee and
Frances Eloise Taggart, Trustee and
Frances K. Schulte, Individually and as
Attorney in Fact for Constance Boykan

Notary Public for Oregon

My commission expires: 9-2-91

After recording return to:

Bernard Spera
 1140 Old Highway 99 South
 Ashland, Oregon 97520

NAME, ADDRESS, ZIP

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