



Aspen

TITLE & ESCROW, INC.

#01033336

WARRANTY DEED - INDIVIDUAL

Vol. m89 Page 8953

AFTER RECORDING RETURN TO:
 CHARLES R TAYLOR
 DANA L. TAYLOR
 5742 Airway Drive
 Klamath Falls, Or. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

HELEN M. NOONAN hereinafter called GRANTOR(S), convey(s) to
 CHARLES R TAYLOR and DANA L. TAYLOR, husband and wife
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A".

"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."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) As disclosed by
 the tax roll, the premises herein described have been zoned or
 classified for farm use. At any time that said land is
 disqualified for such use, the property may be subject to
 addition taxes or penalties and interest. 2) Conditions and
 restrictions as shown on the recorded plat of Tract 1111. 3)
 Easement as shown on the plat. 4) Rules, regulations and
 statutory powers of Klamath Irrigation District. 5) Acceptance
 of the terms and provisions of the Reclamation Extension Act
 recorded October 21, 1914, in Book 42, page 597, Deed Records,
 Klamath County, Oregon. 6) Agreement, including terms and
 provisions thereof, recorded June 7, 1920, in Book 52, page 567,
 Deed Records of Klamath County, Oregon. 7) Contract, including
 the terms and provisions thereof, recorded August 27, 1985, in
 Book M85, page 13616, in favor of The State of Oregon by and
 through the Director of Veterans' Affairs, which Contract the
 Grantees herein agree to assume and pay according to the
 provisions contained therein. 8) Reservations of minerals as
 set forth in Contract of Sale executed by The State of Oregon by
 and through the Director of Veterans' Affairs.

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 96,500.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 17th day of May, 1989.

HELEN M. NOONAN

STATE OF OREGON, County of Klamath)ss.

May 23, 1989.

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WARRANTY DEED - INDIVIDUAL
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STATE OF OREGON, COUNTY OF Klamath

Personally appeared the above named HELEN M. NOONAN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Harlene L. Addington
Notary Public for Oregon, my Commission Expires: March 22, 1993.

In consideration of the sum of \$200.00

the true and lawful consideration for this conveyance is lawfully claim the same, except as from above and will warrant and defend the same against all persons who may

and through the Director of Assessor, Oregon, and all other in conflict of 2916 executed by the state of Oregon by provisions contained therein. 3) Regulations of mining as changed herein same to remain and be according to the through the Director of Assessor, Oregon, which conflict the book 482, page 1307. In favor of the state of Oregon and the terms and provisions thereof, recorded under 31, 1892, in deed records of Klamath County, Oregon. 4) Conflict, including provisions thereof, recorded June 1, 1930, in book 23, page 221, Klamath County, Oregon. 5) Agreement, including terms and recorded October 31, 1914, in book 43, page 281, deed records of the terms and provisions of the reclamation extension and agricultural benefits of Klamath Irrigation District. 6) Acknowledgement as from on the 1st. 7) Rules, regulations and restrictions as from on the recorded list of land title. 8) Addition taxes of benefits and interest. 9) Conditions and provisions for such use, the property may be subject to classified for such use. At any time that said land is the tax lot, the benefits herein described shall be sold or property (see of all encumbrances except: 1) as described by and contained in that section is the owner of the above described

WHEREFORE I, the undersigned, HEREBY WARRANT TO THE ASSessor, Oregon, and all other in conflict of 2916 executed by the state of Oregon by provisions contained therein. 3) Regulations of mining as changed herein same to remain and be according to the through the Director of Assessor, Oregon, which conflict the book 482, page 1307. In favor of the state of Oregon and the terms and provisions thereof, recorded under 31, 1892, in deed records of Klamath County, Oregon. 4) Conflict, including provisions thereof, recorded June 1, 1930, in book 23, page 221, Klamath County, Oregon. 5) Agreement, including terms and recorded October 31, 1914, in book 43, page 281, deed records of the terms and provisions of the reclamation extension and agricultural benefits of Klamath Irrigation District. 6) Acknowledgement as from on the 1st. 7) Rules, regulations and restrictions as from on the recorded list of land title. 8) Addition taxes of benefits and interest. 9) Conditions and provisions for such use, the property may be subject to classified for such use. At any time that said land is the tax lot, the benefits herein described shall be sold or property (see of all encumbrances except: 1) as described by and contained in that section is the owner of the above described

IN THE COUNTY OF Klamath, State of Oregon, described as: hereinafter called EVANIE(2), all that land hereby described CHARGES & INTEREST and DUVY G. LAYTON, hereinafter called EVANIE(2), county(2) to HELEN M. NOONAN hereinafter called EVANIE(2), county(2) to

SAME AS ABOVE
STATEMENTS TO THE FOLLOWING ADDRESSES:
UNIT & CHARGE IS REQUESTED VLT LXX

Klamath Falls, Or. 97603
2343 VILMAY DRIVE
DUVY G. LAYTON
CHARGES & INTEREST
VLT LXX RECORDING BEING TO:

THE ASSessor, Oregon, and all other in conflict of 2916 executed by the state of Oregon by provisions contained therein. 3) Regulations of mining as changed herein same to remain and be according to the through the Director of Assessor, Oregon, which conflict the book 482, page 1307. In favor of the state of Oregon and the terms and provisions thereof, recorded under 31, 1892, in deed records of Klamath County, Oregon. 4) Conflict, including provisions thereof, recorded June 1, 1930, in book 23, page 221, Klamath County, Oregon. 5) Agreement, including terms and recorded October 31, 1914, in book 43, page 281, deed records of the terms and provisions of the reclamation extension and agricultural benefits of Klamath Irrigation District. 6) Acknowledgement as from on the 1st. 7) Rules, regulations and restrictions as from on the recorded list of land title. 8) Addition taxes of benefits and interest. 9) Conditions and provisions for such use, the property may be subject to classified for such use. At any time that said land is the tax lot, the benefits herein described shall be sold or property (see of all encumbrances except: 1) as described by and contained in that section is the owner of the above described

EXHIBIT "A"

A tract of land situated in Lot 5, Block 1, Tract 1111, a duly recorded plat, also being in the NE 1/4 NE 1/4 of Section 23 and the NW 1/4 NW 1/4 Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS the following described portion:

A tract of land situated in Lot 5, Block 1, Tract 1111, a duly recorded plat, also being in the NE 1/4 NE 1/4 of Section 23 and the NW 1/4 NW 1/4 Section 24, all in Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00 degrees 17' 03" East a distance of 30.00 feet from the corner common to said Sections 23 and 24; thence North 89 degrees 39' 09" West along said right of way line 141.67 feet; thence South 00 degrees 20' 51" West 284.09 feet; thence North 87 degrees 57' 36" East 132.72 feet; thence South 00 degrees 20' 51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line 1-C-1 U.S.B.R. Drain; thence North 17 degrees 25' 40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89 degrees 05' 04" West 376.77 feet to the point of beginning, with the bearings based on said Tract 1111.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of May A.D. 19 89 at 11:27 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 8953

FEE \$18.00

Evelyn Biehn . County Clerk
By Pauline Mullenslow