

Vol.m90 Page 17172

WARRANTY DEED

AFTER RECORDING RETURN TO:

THOMAS A. TAYLOR PO. Box 253 Mercill, Or 97633

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

DAVID NOONAN hereinafter called GRANTOR(S), convey(s) to THOMAS A. TAYLOR hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, LOST RIVER COURT ADDITION TO THE CITY OF MERRILL, in the County of Klamath, State of Oregon.

CODE 14 MAP 4110-11AB TL 2700

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. 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) 1990-91 taxes, a lien not yet payable. 2) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 3) Regulations, including levies, liens and utility assessments of the City of Merrill . 4) City liens, if any, of the City of Merrill. 5) Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Lost River and public rights of fishing and recreation in and to the shoreline of said river. 6) All matters arising from any shifting in the course of Lost River, including, but not limited to accretion, reliction and avulsion. 7) Conditions, Restrictions as shown on the recorded plat of Lost River Court Addition. 8) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 11) Conditions and Restrictions in Deed: Recorded in: Book 203 at -page 229.

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 \$28,000.00.

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 August, 1990.

STATE OF OREGON, County of KLAMATH) ss.

, 1990 August 23

D WodnAN and Personally appeared the above named DAVID acknowledged the foregoing instrument to be his voluntary act and deed.

d-20 03

エムエムご

with TTE AND STIE A

SINOTAR)

17173 uing gesage the foreoning instructor to be shim of things act WARRANTY DEED LOLKY 198 Spore some g De All Mariet Notary Public for OREGON 9-20 Before me: My Commission Expires: olyminers team; o with 15 the cromtor hat executed take in remember recomposit declarates suc biospin . The constant of the consta STATE OF OREGON: COUNTY OF KLAMATH: ss. 27th _ the _ Aspen Title Co. Filed for record at request of ____ o'clock PM., and duly recorded in Vol. _ _ A.D., 19 <u>90</u> at <u>3:35</u> _ on Page ____<u>17172</u> County Clerk Evelyn Biehn By Oduline Mulendare \$33.00 FEE Act layer to us shocked provided god as provided by the last of th And costselltes that soudencies the outers in the contract the costsellation of the costsella vone (1900) (190 ชาริสเฮอล์ตัว (ครั้งเว้า) · 1000 · POR THE REPORT OF THE PROPERTY OF THE PERSON TITLE & ESCROW, INC. TASPANTY BETS

VOLUME 1-17172