

94345



02-01-95P03:40 RCVD

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WARRANTY DEED

#01042555
AFTER RECORDING RETURN TO:

JOHN J TAYLOR
LORETTA LEA TAYLOR
2055 VINE STREET
KLAMATH FALLS, OR 97601

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

DAVID M COOK, hereinafter called GRANTOR(S), convey(s) to JOHN
J TAYLOR AND LORETTA LEA TAYLOR, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the County
of, State of Oregon, described as:

Lot 513, Block 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 13000

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and Trust Deed recorded
in Book M-92 at page 8489, which Grantees herein hereby assume
and agree to pay, and will warrant and defend the same against
all persons who may lawfully claim the same, except as shown
above.

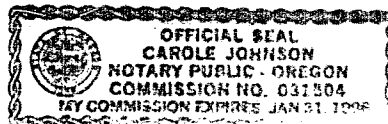
The true and actual consideration for this transfer is
\$52,000.00.

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 1st day of January, 1995.

David M. Cook
DAVID M COOK

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 1st
day of February, 1995, by DAVID M. COOK.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of Feb A.D. 19 95 at 3:40 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2378

FEE \$30.00

Bernetha G. Letsch
By Carole Johnson County Clerk