

MTC 36356 NF

WARRANTY DEED

JOHN BASTIANELLI,

Grantor(s) hereby grant, bargain, sell and convey

JAMES H. TAYLOR and CLAIRE TAYLOR, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 45,000.00.

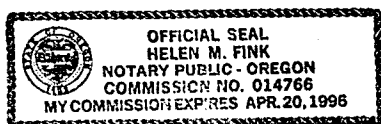
Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 1452 YELLOWSTONE AVE. MEDFORD, OR 97504

Dated this 12TH day of OCTOBER, 1995

John Bastianelli
JOHN BASTIANELLI

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. 10/13 19 95
COUNTY OF Klamath
Personally appeared the above named JOHN Bastianelli

and acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me,

Alex M. Fink

Notary Public for

Oregon 4/20/96My commission expires 4/20/96

Return to:

JAMES H. TAYLOR
1452 YELLOWSTONE AVE
MEDFORD OR 97504

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 3, Block 6, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 7, Block 6, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the Northerly line of Buena Vista Street at the intersection of the Northerly line of Buena Vista Street and the line between Lots 7, 9 and 10 in Block 6 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the line between Lots 7, 9 and 10, 87 feet, to the Northerly line of Lot 7; thence Southwesterly along the Northerly line of Lot 7 of said Block 6, 45 feet; thence Southeasterly and parallel to the line between Lots 7, 9 and 10 of said Block and Addition to the North line of Buena Vista Street; thence Northeasterly along the North line of Buena Vista Street to the point of beginning, being a part of Lot 7 in Block 6 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, all situate in County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of Oct A.D., 19 95 at 2:14 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 27658.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch