

NTC37382LW

WARRANTY DEED

ALFRED EDGAR,
Grantor(s) hereby grant, bargain, sell and convey to
KENT J. TAYLOR and TONI C. 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:

Tract No. 40, PLEASANT HOME TRACTS NO. 2, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

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 \$ 54,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 319 WASHINGTON ST., KLAMATH FALLS, OR 97601
5511 Miller Ave. Klamath Falls, OR 97603

Dated this 28 day of February 1996

Alfred Edgar
ALFRED EDGAR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath ss. February 28 19 96

Personally appeared the above named Alfred Edgar

and acknowledged the foregoing instrument to be his voluntary act.



Before me:
Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

(seal)

Return to:
KENT J. TAYLOR
319 WASHINGTON ST. 5511 Miller Ave
KLAMATH FALLS, OR 97601-97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of February A.D., 19 96 at 11:52 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 5613

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell