

K-48861
WARRANTY DEED

'96 MAR 21 10:40

KNOW ALL MEN BY THESE PRESENTS, That Wayne T. Carothers, Claiming Successor of the Estate of Ludie Mae Carothers, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERMIT TAYLOR and DIANE TAYLOR, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in block 209, Mills of Mills Second 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.

Subject to: Those easements of record and those apparent on the land, if any.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00.
*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). * (The sentence between the symbols* if not applicable, should be deleted. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this ____ day of March, 1996 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if directors.

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

Wayne T. Carothers
Wayne T. Carothers, Claiming Successor
of the Estate of Ludie Mae Carothers

THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING
TO VERIFY APPROVED USES.

STATE OF CALIFORNIA

County of NEVADA) ss

Dated: March 16, 1996

Personally appeared the above named Wayne T. Carothers, Claiming
Successor of the Estate of Ludie Mae Carothers and acknowledged
the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for California
My Commission Expires: OCT 15, 1999



Grantor's Name and address:

Wayne T. Carothers

13992 Lake Wildwood Drive

Penn Valley, CA 95946

Grantee's Name and address:

Kermit & Diane Taylor

2144 White Avenue

Klamath Falls, Or 97601

After recording return to:

Kermit & Diane Taylor

2144 White Avenue

Klamath Falls, Or 97601

Until a change is requested all
tax statements shall be sent to
the following address:

Kermit & Diane Taylor

2144 White Avenue

Klamath Falls, Or 97601

STATE OF OREGON)

County of) ss

I certify that the within
instrument was received for record
on the 21st day of March
1996, at 10:40 o'clock A
M., and recorded in book/reel/
volume No. M96 on page 7659
or as fee/file/instrument/
microfilm/reception No. 15049
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk
Name Title

By [Signature]
Deputy

Fee \$35.00

15048

March 21, 1996

NO RECORD