

17616

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## WARRANTY DEED

#01044592  
AFTER RECORDING RETURN TO:

JERRY L. NEWELL, SR.  
CAROL J. NEWELL  
3711 Bisbee St.  
Klamath Falls, OR 97603

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

MELVIN I. TAYLOR and MARY JO TAYLOR, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to CAROL J. NEWELL  
and JERRY L. NEWELL, SR., wife and husband, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The East 63 feet of Lot 8, Block 8, measured parallel to the  
East line of Lot 8, ALTAMONT ACRES, in the County of Klamath,  
State of Oregon.

Code 41 Map 3909-10AC TL 1700

g.l.n. 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, 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  
\$56,500.00.

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 7th day of May, 1996.

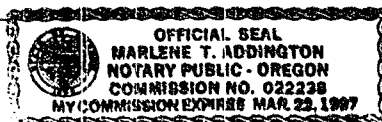
Melvin I. Taylor  
MELVIN I. TAYLOR

Mary Jo Taylor  
MARY JO TAYLOR

STATE OF OREGON, County of Klamath)ss.

On this 7th day of May, 1996, personally appeared the above  
named MELVIN I. TAYLOR and MARY JO TAYLOR and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of May A.D., 19 96 at 10:45 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 13091

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Cheryl Russell

96 MAY -8 AM:45