

## WARRANTY DEED

TERRY TAYLOR,

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

DON HELWIG and CINDY HELWIG, 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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2918 DEBBIE DRIVE, KLAMATH FALLS, OR 97601

Dated this 31 day of October, 1996

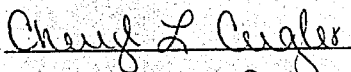
  
 TERRY TAYLOR

## NOTARY ACKNOWLEDGEMENT

STATE OF Arizona ss. October 31 19 96  
 COUNTY OF Mohave  
 Personally appeared the above named Terry Taylor

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

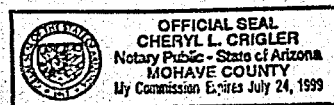

Notary Public for ArizonaMy commission expires 7-24-99

(seal)

ESCROW NO. MT39790-KR

Return to:

DON HELWIG  
 2918 DEBBIE DRIVE  
 KLAMATH FALLS, OR 97601



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

The E1/2 of Lot 8 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the North 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume 362 at page 462, Deed Records of Klamath County, Oregon.

PARCEL 2:

The W1/2 of Lot 8 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the North 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume 362 at page 462, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day  
of November A.D., 19 96 at 11:49 o'clock A. M., and duly recorded in Vol. M96,  
of Deeds on Page 34928.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross