

28760

WARRANTY DEED

Vol. 1996 Page 36736

MC 39727MS

GREGORY ALLAN THEDE and PATRICIA JANET THEDE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DENNIS W. TAYLOR and DIANA L. 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 \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8906 REEDER ROAD, KLAMATH FALLS, OR 97603

Dated this 20th day of November, 1996.

Gregory Allan Thede
GREGORY ALLAN THEDE

Patricia Janet Thede
PATRICIA JANET THEDE

BY Gregory Allan Thede HER ATTORNEY IN FACT
GREGORY ALLAN THEDE

NOTARY ACKNOWLEDGEMENT

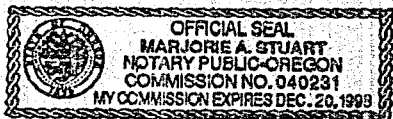
STATE OF Oregon

COUNTY OF Klamath

SS. November 20 1996

Personally appeared the above named Gregory Allan Thede individually and as attorney in fact for Patricia Janet Thede

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39727-MS

Return to:

DENNIS W. TAYLOR
8906 REEDER ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

36737

A tract of land in the SE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 29 and 30 of said Township; thence South 0 degrees 18' 51" West along the East boundary of said Section 30, 883.90 feet; thence South 89 degrees 22' 40" West 30.00 feet to a point on the West boundary of Reeder Road for the true point of beginning; thence South 88 degrees 52' 20" West, 2,152.85 feet to a point on the East boundary of the C-G Cutoff; thence South 36 degrees 18' East along the East boundary of the C-G Cutoff; 952.10 feet to a 5/8 inch iron pin; thence North 47 degrees 50' East, 510.67 feet to a 5/8 inch iron pin; thence North 82 degrees 28' 30" East, 1,072.00 feet to a 5/8 inch iron pin; thence South 34 degrees 30' East, 37.23 feet to a 5/8 inch iron pin; thence North 89 degrees 42' East, 124.45 feet to a 5/8 inch iron pin on the West boundary of Reeder Road; thence North 0 degrees 18' 51" East along said road boundary 356.52 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of November A.D., 19 96 at 3:50 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 36736.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By

Kathleen Rosa