

WARRANTY DEED - STATUTORY FORM

Thomas A. Taylor, Grantor(s), conveys and warrants to Thomas A. Taylor and Cynthia R. Cowan, Grantee(s), it being the intention of the Grantees that the Grantees herein do not take the title in common but with the right of survivorships, that is, that the fee shall rest in the survivor of the Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 13, LOST RIVER COURT ADDITION TO THE CITY OF MERRILL, according to the official plat thereof on file with the Clerk of Klamath County, Oregon

SUBJECT TO THAT CERTAIN TRUST DEED dated August 17, 1990 and signed August 20, 1990, wherein Thomas A. Taylor is Grantor, Aspen Title & Escrow, Inc. is Trustee and David Noonan is Beneficiary, such Trust Deed having been recorded the 27th day of August, 1990 at Vol. M90, Page 17174 or as instrument number 19401, Mortgage Records of Klamath County, Oregon, which Grantees agree to assume and to pay.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

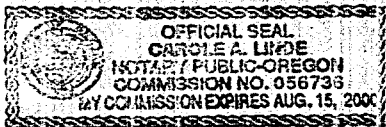
The true and actual consideration for this conveyance is \$-0.
*However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

DATED this 4 day of Dec, 1996.

Thomas A. Taylor
Thomas A. Taylor

STATE OF OREGON, County of (Klamath) ss.

This instrument was acknowledged before me on 12-4-96, by Thomas A. Taylor.



Carole A. Linde
NOTARY PUBLIC FOR OREGON

GRANTOR NAME AND ADDRESS: Thomas A. Taylor
P.O. Box 253
Merrill, Oregon 97633

GRANTEE NAME AND ADDRESS: Thomas A. Taylor and Cynthia R. Cowan
P.O. Box 253
Merrill, Oregon 97633

AFTER RECORDING RETURN TO: Thomas A. Taylor and Cynthia R. Cowan
P.O. Box 253
Merrill, Oregon 97633

SEND TAX STATEMENTS TO: Thomas A. Taylor and Cynthia R. Cowan
P.O. Box 253
Merrill, Oregon 97633

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Thomas A. Taylor the 12th day of December A.D., 1996 at 3:43 o'clock P.M., and duly recorded in Vol. M96 of Den Is on Page 38735

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross