

32446

MTC 404328D
WARRANTY DEEDVol. M97 Page 3660

AUDIE SOYLAND,

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

JAMES C. TAYLOR and DEBRA M. 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:

LOT 23 IN BLOCK 2 OF TRACT 1096 - AMERICANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 108,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3610 GRENADA WAY, KLAMATH FALLS, OR 97603

Dated this 3 day of February, 19 97

Audie Soyland
AUDIE SOYLAND

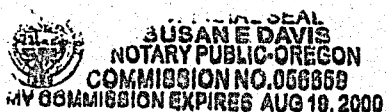
STATE OF OREGONSS. February 3 19 97COUNTY OF KLAMATH

Personally appeared the above named AUDIE SOYLAND

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Susan E. Davis

Notary Public for OregonMy commission expires Aug. 19, 2000

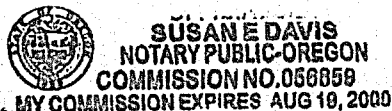
(seal)

ESCROW NO. MT40432-SD

Return to:

JAMES C. TAYLOR

3610 GRENADA WAY 5507 Liberty Ave.
KLAMATH FALLS, OR 97603



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of February A.D., 19 97 at 11:08 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 3660.

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

97 FEB -6 AM 10:08