

36043

MTC 40893-MS Vol. M97 Page 11202
WARRANTY DEED

TERRY DUBOIS and JIMMIE D. DUBOIS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
KENT M. TAYLOR and SHELLEY D. 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 12 IN BLOCK 2 OF KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

TAX ACCOUNT NO.: 3909-015AA-03100-000

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 \$ 67,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4630 DARWIN PLACE, KLAMATH FALLS, OR 97603

Dated this 11th day of April, 1997.

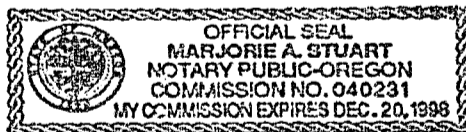
Terry Dubois
TERRY DUBOIS

Jimmie D. Dubois
JIMMIE D. DUBOIS

STATE OF Oregon SS. April 11 19 97
COUNTY OF Klamath

Personally appeared the above named Terry Dubois and Jimmie D.
Dubois

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT40893-MS

Return to:
KENT M. TAYLOR
4630 DARWIN PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 15th day of April A.D., 1997
at 2:25 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 11202

Bernetha G. Leisch, County Clerk

By Kathleen R. Rasmussen Deputy.

Fee. \$30.00

97 APR 15 P2:25