

57630

MT 44-147-KA
WARRANTY DEED

Vol. 1228 Page 15155

EDWIN KNIGHT and SUZANNE KNIGHT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANTHONY S. TAYLOR and SHAWN 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 3 in Block 71, FIFTH ADDITION TO NIMROD RIVER PARK, 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. Box 405, Bonanza, OR 97623

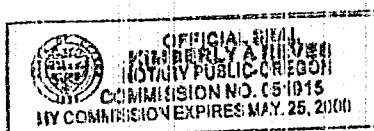
Dated this 23 day of March, 1998.

Edwin Knight
EDWIN KNIGHT

Suzanne Knight
SUZANNE KNIGHT

STATE OF OREGON ss. March 23 19 98
COUNTY OF KLAMATH
Personally appeared the above named EDWIN KNIGHT AND SUZANNE
KNIGHT

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reed
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT44-147-KA

Return to:

ANTHONY S. TAYLOR
P.O. Box 405
Bonanza, OR 97623

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 5th day of May A.D. 1998
at 3:34 o'clock P. M. and duly recorded
in Vol. 1228 of Deeds Page 15155

Berntha G. Letsch, County Clerk

By Kimberly A. Reed
Fee, \$30.00 Deputy: