

65486

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'98 Aug 31 P3:53



ASPEN TITLE ESCROW NO. 05048023  
 AFTER RECORDING RETURN TO:  
 JEANNE M. TAYLOR-JONES  
 JEROLD GAGE  
 P. O. BOX 383  
 KENO, OR 97627

STATE OF OREGON,  
 COUNTY OF KLAMATH ss.  
 WARRANTY DEED

Filed for record at request of:

Aspen Title & Escrow  
 on this 31st day of August A.D. 1998  
 at 3:53 o'clock P M and duly recorded  
 in Vol M98 of Deeds Page 32047

Bernetha G. Ietsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

By Kathleen Rose  
 Fee, \$30.00 Deputy

ROBERT L. PRICE, hereinafter called GRANITOR(S), convey(s) to  
 JEANNE M. TAYLOR-JONES AND JEROLD GAGE, NOT as Tenants in  
 Common, but with Rights of Survivorship, hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 Klamath, State of Oregon, described as:

The Northerly 300 feet of the SE 1/4 SE 1/4 SE 1/4 of Section  
 12, Township 40 South, Range 7 East of the Willamette Meridian,  
 in the County of Klamath, State of Oregon. EXCEPTING THEREFROM  
 the Westerly 33.30 feet for roadway.

CODE 108 MAP 4007-12D IL 1500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$115,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 31st day of August, 1998.

Robert L. Price  
 ROBERT L. PRICE

STATE OF OREGON, County of Klamath)ss.

On this 31st day of August, 1998,

Personally appeared the above named Robert L. Price and  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

Before me: [Signature]  
 Notary Public for Oregon  
 My Commission Expires: April 10, 2000

