

JAMES C. TAYLOR and DEBRA M. TAYLOR, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
TONY M. NUNES and REBECCA NUNES, 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 \$ 114,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5507 LIBERTY AVENUE, KLAMATH FALLS, OR 97603

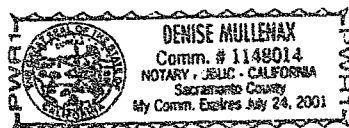
Dated this 28th day of August, 19 98

[Signature]  
JAMES C. TAYLOR

[Signature]  
DEBRA M. TAYLOR

STATE OF California SS. August 27 19 98  
COUNTY OF Sacramento  
Personally appeared the above named Debra M. Taylor

and acknowledged the foregoing instrument to be ☒ voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for  
My commission expires July 24, 2001

ESCROW NO. MT45347-KJ

Return to:

TONY M. NUNES  
5507 LIBERTY AVENUE  
KLAMATH FALLS, OR 97603

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

32144

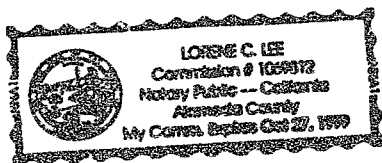
State of California

County of Alameda

On August 28, 1998 before me, Lorene C. Lee, Notary Public\*\*\*\*\*  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared James C. Taylor\*\*\*\*\*  
Name(s) of Signer(s)

~~personally known to me~~ OR - x proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.



WITNESS my hand and official seal

Lorene C. Lee  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: August 28, 1998 Number of Pages: one

Signer(s) Other Than Named Above: Debra M. Taylor

### Capacity(ies) Claimed by Signer(s)

Signer's Name: James C. Taylor

☒ Individual  
☐ Corporate Officer  
 Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
 Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here



Signer Is Representing:  
No representation

Signer's Name: \_\_\_\_\_

☐ Individual  
☐ Corporate Officer  
 Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
 Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:  
 \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 1st day  
 of September A.D., 19 98 at 11:17 o'clock A. M., and duly recorded in Vol. M98  
 of Deeds on Page 32143

FEE \$35.00

By Kathleen Roes Bernetha G. Jentsch, County Clerk