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MTC 45347-KJ

WARRANTY DEED

Vol M98 Page 32143

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.

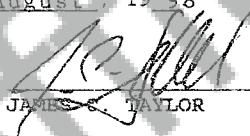
SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

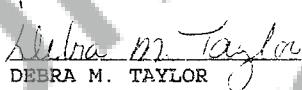
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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


 JAMES C. TAYLOR


 Debra M. Taylor
 DEBRA M. TAYLOR

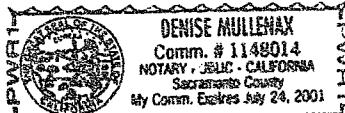
STATE OF California

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:


 Denise Mullenax
 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

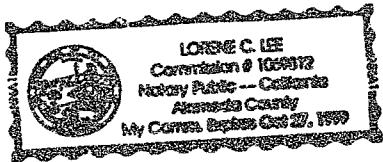
County of Alameda

On August 28, 1998 before me, Lorene C. Lee, Notary Public*****
Name and Title of Officer: Jane Doe, Notary Public

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

personally known to me - proven 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



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

Signer's Name: _____

Individual
Corporate Officer

Individual
Corporate Officer

Title(s):
Partner — Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: _____

Partner — Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer Is Representing:

No representation

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.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross