

73217

MTC 460 K-KR
WARRANTY DEED

Vol. 1741 Page 1812

JAN 20 1995

CATHERINE CHAMBERLAIN and BARBARA J. BEATTIE, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROGER S. TAYLOR,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 O.S. 90.930.

The true and actual consideration for this conveyance is \$ 120,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 31, MALIN, OR 97632-0031

Dated this 14 day of Jan 1995

Catherine Chamberlain
CATHERINE CHAMBERLAIN

Barbara J. Beattie
BARBARA J. BEATTIE

STATE OF CALIF
COUNTY OF Santa Malina SS 542-38-7666 19
Personally appeared the above named Barbara J. Beattie

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Notary Public for Santa Malina Co
My commission expires 5/22/95

ESCROW NO. MT46904-TR

Return to:
ROGER S. TAYLOR
P.O. BOX 31
Malin, OR 97632-0031

EXHIBIT 'A'
LEGAL DESCRIPTION

Government Lots 8 and 12 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Great Northern Railway Company by Deed dated October 10, 1931, and recorded December 19, 1931 in Book 96 at page 412, Deed Records of Klamath County, Oregon.

ALSO EXCEPT that portion of Government Lot 12 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection at the Easterly line of the 40 foot County Road described in Deed Volume 289 at page 306, Deed Records of Klamath County, Oregon, and the Northerly right of way of the Great Northern Railroad; thence North parallel to the West line of Government Lot 12 a distance of 260 feet; thence East parallel to the North line of Government Lot 12 a distance of 150 feet; thence South parallel to the West line of Government Lot 12 a distance of 260 feet; thence West parallel to the North line of Government Lot 12 a distance of 160 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of _____ Ass. Title _____ the _____ day
of January, 1999, at 10:50 o'clock, A.M., and duly recorded in Vol. 899
of _____ D. 12, on Page 812.

FEE \$35.00

Linda Smith, County Clerk

by Kathleen R. Rame