

1999 JUL -1 AM 11:36

NTC 48114-KR
WARRANTY DEED

Vol M99 Page 26370

RUFUS W. TAYLOR+GERALDINE B. TAYLOR, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TIMOTHY KERNS, CHRIS KERNS, MELVIN L. STEWART, MICHAEL V. CARR & JON V. TAYLOR, EACH AS TO AN UNDIVIDED 1/5TH INTEREST, AS TENANTS IN COMMON, 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6751 Patterson, Klamath Falls, OR 97603

Dated this 29th day of June, 1999

Rufus W. Taylor
RUFUS W. TAYLOR

Geraldine B. Taylor
GERALDINE B. TAYLOR

BY: Rufus W. Taylor HER ATTORNEY-IN-FACT
RUFUS W. TAYLOR

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 29, 1999

by RUFUS W. TAYLOR for himself and

as attorney-in-fact for

of GERALDINE B. TAYLOR

Kristi L. Redd
Notary Public of OREGON

My commission expires 11/16/99



ESCROW NO. MT48114-KR

Return to:

CHRIS KERNS MICHAEL V. CARR et al
6751 Patterson
Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the S1/2 NE1/4 SE1/4 of Section 14, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Homedale Road from which the C-N-SE 1/64 of said Section 14 bears North 00 degrees 00' 20" East 228.65 feet and South 89 degrees 39' 25" West 30.00 feet; South 89 degrees 39' 25" East 187.79 feet; thence South 00 degrees 00' 20" West 60.00 feet; thence South 89 degrees 39' 25" West 187.79 feet to the said Easterly right of way line of Homedale Road; thence North 00 degrees 00' 20" East 60.00 feet to the point of beginning. (Based on Property Line Adjustment 10-99 on file in the office of the Klamath County Surveyor.)

State of Oregon, County of Klamath
Recorded 7/01/99, at 11:36 a.m.
In Vol. M99 Page 26370

Linda Smith,
County Clerk

Fee \$ 35 KR