

1999 SEP 10 PM 3:39

MTC 49145-MG  
WARRANTY DEED

Vol M99 Page 36348

JAMES H. TAYLOR and CLAIRE TAYLOR, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL GOLDMAN,

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  
TAX ACCOUNT NO.: 3809-019CD-02700-000

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 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1020 HANKS STREET, KLAMATH FALLS, OR 97601

Dated this 10 day of September, 1999

James H. Taylor  
JAMES H. TAYLOR

Claire Taylor  
CLAIRE TAYLOR

State of Oregon  
County of Klamath

This instrument was acknowledged before me on September 10, 1999 by JAMES  
H. TAYLOR AND CLAIRE TAYLOR.



Marion Grantham  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49145-MG

Return to:  
MICHAEL GOLDMAN  
1020 HANKS STREET  
KLAMATH FALLS, OR 97601

35<sup>04</sup>  
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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 3, Block 6, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 7, Block 6, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the Northerly line of Buena Vista Street at the intersection of the Northerly line of Buena Vista Street and the line between Lots 7, 9 and 10 in Block 6 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the line between Lots 7, 9 and 10, 87 feet, to the Northerly line of Lot 7; thence Southwesterly along the Northerly line of Lot 7 of said Block 6, 45 feet; thence Southeasterly and parallel to the line between Lots 7, 9 and 10 of said Block and Addition to the North line of Buena Vista Street; thence Northeasterly along the North line of Buena Vista Street to the point of beginning, being a part of Lot 7 in Block 6 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, all situate in County of Klamath, State of Oregon.

State of Oregon, County of Klamath  
Recorded 9/10/99, at 3:39 p. m.  
In Vol. M99 Page 36368  
**Linda Smith,**  
County Clerk Fee\$ 35<sup>00</sup>