



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 57267-ms

Vol M02 Page 35704

After recording return to:

SHARON M. PARKER
2847 FOOTHILLS BLVD
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

SHARON M. PARKER
2847 FOOTHILLS BLVD
KLAMATH FALLS, OR 97601

Escrow No. MT57267-MS
Title No. _____

State of Oregon, County of Klamath
Recorded 06/19/2002 3:11 p.m.
Vol M02, Pg 35704-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

'02 JUN 19 PM3:11

WARRANTY DEED

DIANE G. TAYLOR and KERMIT TAYLOR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SHARON M. PARKER

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:

PLEASE SEE ATTACHED EXHIBIT A"

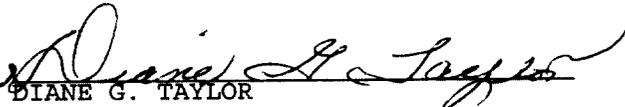
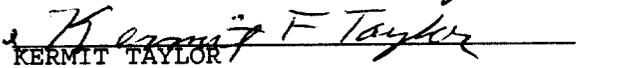
3809-034BB-00600-000 442916

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.

The true and actual consideration for this conveyance is \$ **26,500.00.**

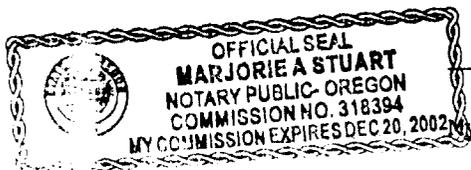
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19th day of June, 2002


DIANE G. TAYLOR

KERMIT TAYLOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 19, 2002 by DIANE G. TAYLOR AND KERMIT TAYLOR.



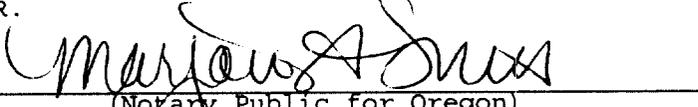

(Notary Public for Oregon)
commission expires 12-20-02

EXHIBIT "A"
LEGAL DESCRIPTION

35705

All the following described real property situate in Klamath County, Oregon:

A parcel of that tract of land recorded in Volume 281, Page 166 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: said parcel being more particularly described as follows:

Beginning at the Southeast corner of the aforesaid tract of land which corner is marked with a steel axle representing the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89° 39' West along the South boundary of said tract of land a distance of 366.84 feet; thence North 0° 19' West a distance of 160.0 feet to the North boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records of Klamath County, Oregon: thence North 2° 31' West 57.10 feet to an iron pipe marking the TRUE POINT OF BEGINNING of this description; thence North 40° 10' 30" East, 48.82 feet to an iron pipe; thence North 52° 35' 30" East a distance 45.80 feet to an iron pipe; thence continuing North 52° 35' 30" East a distance of 37.77 feet, more or less, to the Southwesterly boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records aforesaid; thence along said boundary North 51° 49' West 15.27 feet, more or less, to an iron pipe marking a corner of said parcel of land; thence North 43° 53' East along aforesaid boundary, a distance of 57.45 feet to an iron pipe marking a corner of that parcel of land recorded in Volume 311, Page 227, of Deed Records aforesaid; thence following along the boundary of said parcel of land North 88° 49' West, 178.3 feet and South 0° 41' East 161.64 feet to an iron pipe; thence North 68° 46' 30" East a distance of 54.35 feet to the true point of beginning.

SAVING AND EXCEPTING: A tract of land situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of the said NW1/4 NW1/4 thence North 00° 19' West 20 feet to a point on the Northerly right of way line of the County Road (Beverly Heights Road); thence continuing North 00° 19' West 584.5 feet; thence South 43° 53' West 347.95 feet to a pipe, being the true point of beginning of this description; thence North 88° 49' West 50.00 feet; thence South 01° 11' West 42.22 feet; thence South 88° 49' East 11.04 feet to a pipe being the most Westerly point of that tract of land described in Deed Volume 208, page 353, shown as Parcel 1, as recorded in the Klamath County Deed Records; thence North 43° 55' East 57.45 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress as granted by instrument dated January 30, 1978 and recorded February 7, 1978 in Volume M78, Page 2181, Microfilm Records of Klamath County, Oregon.