



MTC - 60401TA

Vol M03 Page 50282

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROSEANNA D. FERGUSON

State of Oregon, County of Klamath
Recorded 07/17/2003 3:43 p m.
Vol M03 Pg 50282-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

ROSEANNA D. FERGUSON

P.O. Box 411

Sprague River, OR 97639

Escrow No. MT60401-TA

WARRANTY DEED

ANTHONY S. TAYLOR and SHAWN M. ^{Taylor} ~~FERGUSON~~, as tenants by the entirety, Grantor(s) hereby
grant, bargain, sell, warrant and convey to:
ROSEANNA D. FERGUSON, 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 3 IN BLOCK 71, FIFTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

342524
M-181252

3611-003D0-04100
27526

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 \$18,017.35.

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 16 day of may, 2003

Anthony S. Taylor
ANTHONY S. TAYLOR

Shawn M. Taylor
SHAWN M. TAYLOR

see Notary Acknowledgment
attached. ✓

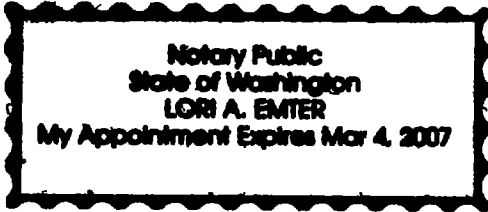
State of Washington

County of

50283

On this day personally appeared before me ANTHONY S. TAYLOR and SHAWN M. TAYLOR to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

. GIVEN under my hand official seal this 16 day of May, 2003



Lori A Emter

Notary Public in and for the State of
Washington residing at Kennewick.

My appointment expires March 04, 2007