

05 JUN 24 PM 3:24

MT69959 MS



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THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 06/24/05 3:24 P m
Vol M05 Pg 48006-07
Linda Smith, County Clerk
Fee \$ 86⁰⁰ # of Pgs 2

After recording return to:

Darren L. Taylor

5700 Upland Drive

Klamath Falls, OR 97603

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

Darren L. Taylor

5700 Upland Drive

Klamath Falls, OR 97603

Escrow No. MT69959-MS

STATUTORY WARRANTY DEED

Timothy R. Shawver and Joanne M. Shawver, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Darren L. Taylor**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

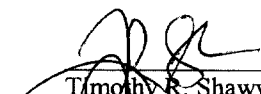
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

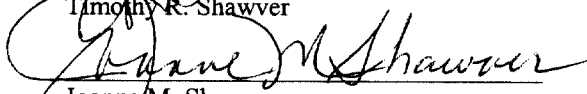
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$315,000.00**.

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 23rd day of June, 2005


Timothy R. Shawver


Joanne M. Shawver

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/23, 2005 by Timothy R. Shawver and Joanne M. Shawver.


(Notary Public for Oregon)

My commission expires 12/20/06



260
Cam

48007

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 31 in Block 10 of TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 32 of said Block 10, TRACT 1270 FIFTH ADDITION TO NORTH HILLS, 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 at the Northeast corner of said Lot 32; thence South 14 degrees 34' 20" West 123.35 feet to the angle point on the Southerly line of said Lot 32; thence South 71 degrees 42' 07" East 29.89 feet to the Southeasterly corner of said Lot 32; thence North 01 degrees 10' 49" East 128.80 feet to the point of beginning.

Tax Account No.: 3809-035AA-09200-000

Key No.: 873664