

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTT-72418 DS

M05-68708

Klamath County, Oregon

11/09/2005 02:42:53 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Stephen Gaston

c/o Richard Wymore

9311 Wagonette Ct.

Palo Cedro, CA 96073

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Stephen Gaston

same as above

WARRANTY DEED

CHARLES R. TAYLOR

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **STEPHEN GASTON**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

The South 1/2 of Lot 1, and allof Lot 2, Block 28 , HILLSIDE ADDIITON 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, TOGETHER WITH that portion of vacated Lexington Street which inurred thereto.

R-3809-029DA-07401 and 07500

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **except those of record and apparent to the land**

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ **70,000.** ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on **November 4, 2005**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Charles R. Taylor

STATE OF OREGON, County of **Klamath**) ss.

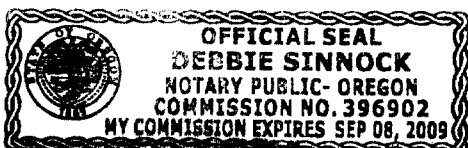
This instrument was acknowledged before me on **November 4, 2005** by **Charles R. Taylor**

This instrument was acknowledged before me on

by

as

of



Debbie Sinnock
Notary Public for Oregon

My commission expires

9-8-09

2/10