



THIS SPACE RES

M06-12924

Klamath County, Oregon

06/23/2006 02:48:26 PM

Pages 2 Fee: \$26.00

After recording return to:

MICHAEL F. TAYLOR

10150 WILLARD ROAD

BEND, OR 97701

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL F. TAYLOR

10150 WILLARD ROAD

BEND, OR 97701

Escrow No. MT75037-TM

Title No. 0075037

SWD

STATUTORY WARRANTY DEED

DAVID M. COWAN and THERESA E. COWAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL F. TAYLOR and ADELA M. TAYLOR, as tenants by the entirety**, 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 **\$40,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

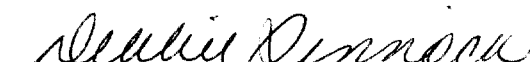
Dated this 22 day of June, 2006


DAVID M. COWAN

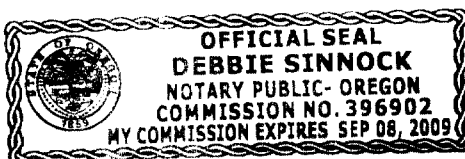

THERESA E. COWAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-22-, 2006 by DAVID M. COWAN and THERESA E. COWAN.


(Notary Public for Oregon)

My commission expires 9-8-09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 of Government Lot 2 in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others over and across the Southerly 60.00 feet of that portion of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, that is Easterly of Fishhole Road No. 379.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line E1/2 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line SE1/4 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line of Government Lot 2 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line of that portion of the E1/2 W1/2 of said Section 7 that is Southerly of Oregon State Highway No. 140.

SUBJECT TO an easement 60 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the East line of the above described property.

Tax Account No: 3715-007B0-00600-000

Key No: 407928