



THIS SPACE RESE

2006-019086
Klamath County, Oregon



09/22/2006 11:50:38 AM

Fee: \$21.00

After recording return to:

TROY TAYLOR

5700 SERENDIPITY ROAD

RIVERSIDE, CA 92509

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

TROY TAYLOR

5700 SERENDIPITY ROAD

RIVERSIDE, CA 92509

Escrow No. MT76391-LW

Title No. 0076391

SWD

STATUTORY WARRANTY DEED

JAMES G. BARRON and DIANE BARRON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **TROY TAYLOR and MISTY 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:

Lot 5, Block 25, Tract 1113, OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018DD-04800-000

Key No: 244907

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$170,000.00**.

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 20 day of September, 2006

JAMES G. BARRON

DIANE BARRON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 20, 2006 by JAMES G. BARRON and DIANE BARRON.

(Notary Public for Oregon)



My commission expires 11/20/07