

2007-002508

Klamath County, Oregon



00015050200700025080010010

02/13/2007 02:57:06 PM

Fee: \$21.00

After Recording Return to:

PHILLIP TAYLOR and DENISE TAYLOR

33600 Calimesa Blvd, Sp 100

Yucaipa, CA 92399

Until a change is requested all tax statements

Shall be sent to the following address:

PHILLIP TAYLOR and DENISE TAYLOR

Same as above

ASPEN: 64301 MS

## WARRANTY DEED

(INDIVIDUAL)

THEODORE F. MAININI and SARAH L. MAININI, herein called grantor, convey(s) to PHILLIP TAYLOR and DENISE TAYLOR, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 16 and 17, Block 2, Tract No. 1053, OREGON SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-006BD TL 02200 KEY #227338

CODE 118 MAP 3507-006BD TL 02300 KEY #227329

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$170,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 29, 2007.

THEODORE F. MAININI

SARAH L. MAININI

STATE OF CALIFORNIA, County of Klamath -) ss.

On January 29, 2007 personally appeared the above named THEODORE F. MAININI and SARAH L. MAININI and acknowledged the foregoing instrument to be their voluntary act and deed.

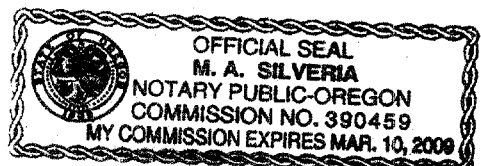
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064301

Before me:   
Notary Public for California  
My commission expires: 3/10/09

Official Seal



\$21-A