

THIS SPACE RESER

2007-002816

Klamath County, Oregon



02/16/2007 03:53:29 PM

Fee: \$26.00

MTCT8136-KR

After recording return to:

Kristine L. Taylor

820 Main Street

Klamath Falls, OR 97601

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

Kristine L. Taylor

820 Main Street

Klamath Falls, OR 97601

Escrow No. MT78136-KR

Title No. 0078136

SWD

STATUTORY WARRANTY DEED

Thomas R.W. Maupin and Sharon Maupin, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kristine L. Taylor, as to an undivided 25% interest, Julee Tappero, as to an undivided 25% interest, and Angela Vezo, as to an undivided 50% interest, all as tenants in common, 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 **\$270,000.00**.

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 14th day of February, 2007.

Thomas R.W. Maupin

Thomas R.W. Maupin

Sharon Maupin

Sharon Maupin

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb. 14, 2007 by Thomas R.W. Maupin and Sharon Maupin.

Kristine L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 6 in Block 40 as shown on the Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of said Block 40 which bears North 38° 46' 33" East a distance of 92.0 feet from the most Westerly corner of said Block 40; thence continuing along the Northwestern line of said Block 40 and the Southeasterly line of Main Street a distance of 25.09 feet to a point; thence South 51° 13' 38" East along the centerline of an existing wall a distance of 119.95 feet to a point on the line between Lots 6 and 3, said Block 40; thence South 38° 46' 33" West along said line a distance of 25.01 feet to a point, said point being the most Easterly corner of parcel described in Deed Volume M84, page 10608, Deed Records of Klamath County, Oregon; thence Northwesternly along a line which is parallel to and 27.0 feet Northeasterly from the Southwesterly line of said Lot 6 a distance of 119.95 feet, more or less, to the point of beginning.