



00037849200800000370020028

01/02/2008 11:13:17 AM

Fee: \$26.00

After Recording Return to:  
**SHANE S. TAIPIN and KELLY L. TAIPIN**  
2903 ALTAMONT DR.  
K. FALLS OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**SHANE S. TAIPIN and KELLY L. TAIPIN**  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 65292 PC

**RONNIE N. GIBSON and PHYLLIS GIBSON**, herein called grantor, convey(s) to **SHANE S. TAIPIN and KELLY L. TAIPIN**, as tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$150,000.00**.  
(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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.**

Dated **December 26, 2007**.

**RONNIE N. GIBSON**

**PHYLLIS GIBSON**

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

On DECEMBER 27<sup>th</sup>, 2007 personally appeared the above named **RONNIE N. GIBSON and PHYLLIS GIBSON** and acknowledged the foregoing instrument to be their voluntary act and deed.

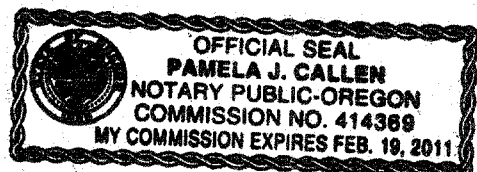
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065292

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



426-A

**Exhibit A**

**All of Lot 24, Block 3, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM the Westerly 95 feet of the Easterly 205 feet.**

**ALSO EXCEPTING the Southerly 5 feet taken by Klamath County for the widening of Delaware Street in Book 348 at Page 571, Deed Records of Klamath County, Oregon.**

**CODE 041 MAP 3909-003CD TL 03500 KEY #527772**