

WTC 84949-SH

THIS SPACE RESI

2009-010305

Klamath County, Oregon



07/30/2009 11:10:49 AM

Fee: \$31.00

After recording return to:

RAUL A. MIRANDE

1290 WILD PLUM DRIVE

KLAMATH FALLS, OR 97601

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

RAUL A. MIRANDE

1290 WILD PLUM DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT84949-SH

Title No. 0084949

SWD

STATUTORY WARRANTY DEED

ROBERT TAYLOR and KRISTINE TAYLOR, with the right of survivorship, Grantor(s) hereby convey and warrant to RAUL A. MIRANDE and KARRI K. MIRANDE, 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:

Please see attached Exhibit "A"

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$530,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

31amt

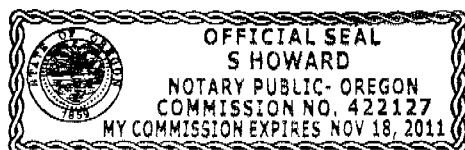
Dated this 28 day of July, 2009

ROBERT TAYLOR

KRISTINE TAYLOR

State of Oregon
County of KLAMATH

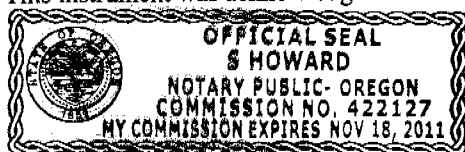
This instrument was acknowledged before me on July 28, 2009 by ROBERT TAYLOR.



S Howard
(Notary Public for Oregon)
My commission expires 11-18-11

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2009 by KRISTINE TAYLOR.



S Howard
(Notary Public for Oregon)
My commission expires 11-18-11

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly boundary of that parcel conveyed at page 5894 of Volume M69 of the Klamath County Deed Records from which the monument marking the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0° 51' West 657.1 feet distant and the Northeasterly corner of said parcel bears North 0° 51' East 182.0 feet distant; thence North 87° 49' 20" West 157.9 feet to a point; thence South 16° 59' 30" West 50.75 feet to a point; thence along a circular curve to the left (which has a radius of 19.5 feet, a central angle of 94° 00' 00" and a long chord which bears South 49° 38' 30" West 28.6 feet) a distance of 32.00 feet to a point; thence South 2° 38' 30" West 39.5 feet to a point; thence South 87° 49' East 194.8 feet to a point on the Easterly boundary of said parcel conveyed at page 5894 of Volume M69 of Klamath County Deed Records; thence North 0° 51' East along the Easterly boundary of said parcel 107.95 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress over an existing single lane roadway between the Westerly boundary of the above described parcel and the Easterly boundary of Campus Drive.