

WTC 85939-MS

THIS SPACE

2009-014058

Klamath County, Oregon



10/30/2009 12:05:03 PM

Fee: \$37.00

After recording return to:

Kent M. Taylor, Jr.

2030 White Avenue

Klamath Falls, OR 97601

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

Kent M. Taylor, Jr.

2030 White Avenue

Klamath Falls, OR 97601

Escrow No. MT85939-MS

Title No. 0085939

SWD

STATUTORY WARRANTY DEED

David J. McNiven and Kay D. McNiven, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kent M. Taylor, Jr. and Karen L. 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 203, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in Volume 2008-01533, Microfilm Records of Klamath County, Oregon being the Westerly 4.36 feet thereof of said Lot 5.

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 **\$145,000.00**.

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.

Dated this 29th day of Oct, 2009.

David J. McNiven
David J. McNiven

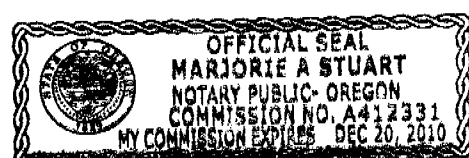
By [Signature]
Ryan David McNiven, his attorney in fact

Kay D. McNiven
Kay D. McNiven

By [Signature]
Ryan David McNiven, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/29, 2009 by Ryan David McNiven as attorney in fact for David J. McNiven and as attorney in fact for Kay D. McNiven.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/10

37Auct