

NOTE 89606-DS

THIS SPACE

2011-004594

Klamath County, Oregon



00100169201100045940050057

04/08/2011 03:38:51 PM

Fee: \$57.00

After recording return to:

PATRICK J. HARRIS

5700 Upland Dr.

Klamath Falls, OR 97603

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

PATRICK J. HARRIS

5700 Upland Dr.

Klamath Falls, OR 97603

Escrow No. MT89606-DS

Title No. 0089606

SWD r.031511

STATUTORY WARRANTY DEED

DARREN L. TAYLOR and MICHELLE TAYLOR, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

PATRICK J. HARRIS,

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 true and actual consideration for this conveyance is **\$216,300.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

Grantor(s) Initials: MT

57Aunt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 5th day of April 2011.

X _____
DARREN L. TAYLOR

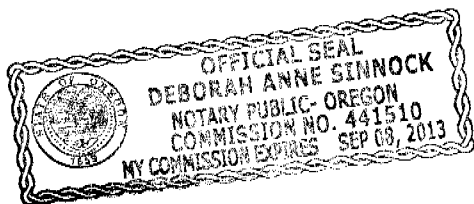
Michelle Taylor
MICHELLE TAYLOR

State of OR
County of KLAMATH

This instrument was acknowledged before me on 4-5-, 2011 by ~~DARREN L. TAYLOR~~ and MICHELLE TAYLOR.

Deborah Anne Sinnock
(Notary Public)

My commission expires 9-8-13





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Klamath Falls, OR 97603

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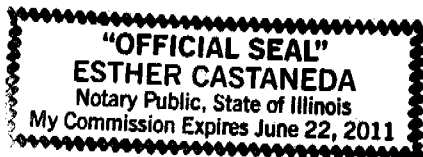
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Dated this 5 day of April, 2011.

X [Signature]
DARREN L. TAYLOR

State of Illinois
County of Cook

This instrument was acknowledged before me on April 5, 2011 by DARREN L. TAYLOR



[Signature]
(Notary Public)

My commission expires June 22, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 31 in Block 10 of TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 32 of said Block 10, TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 32; thence South $14^{\circ}34'20''$ West 123.35 feet to the angle point on the Southerly line of said Lot 32; thence South $71^{\circ}42'07''$ East 29.89 feet to the Southeasterly corner of said Lot 32; thence North $01^{\circ}10'49''$ East 128.80 feet to the point of beginning.