

WTC 94048-MS

THIS SPACE I

2012-007094

Klamath County, Oregon



After recording return to:

Gordon P. Broadbent, IV

7380 Swan Road

Colorado Springs, CO 80908

06/27/2012 03:16:51 PM

Fee: \$37.00

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

Gordon P. Broadbent, IV

7380 Swan Road

Colorado Springs, CO 80908

Escrow No. MT94048-MS

Title No. 0094048

SWD1 r.020212

STATUTORY WARRANTY DEED

Mandy Marie Taylor and Shawn K. Taylor ^{who took title as Shaun K. Taylor} ~~with the right of survivorship,~~

Grantor(s), hereby convey and warrant to

Gordon P. Broadbent, IV,

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:

PARCEL 1

Lots 7 and 8 in Block 23, FIRST 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.

PARCEL 2

Lots 3, 4 and 5 in Block 29 of FIRST 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.

The true and actual consideration for this conveyance is **\$38,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21st day of June, 2012.

Mandy Marie Taylor

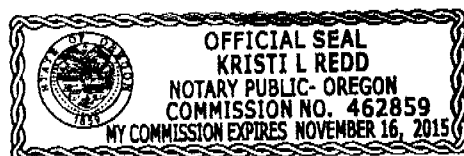
Shawn K. Taylor

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 21, 2012 by Mandy Marie Taylor and Shawn K. Taylor.

(Notary Public for Oregon)

My commission expires 11/16/2015



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