

MT100713DS  
**AmeriTite**

THIS SPACE RESERVED FOR RECORDER'S USE

2014-004825

Klamath County, Oregon

05/09/2014 11:48:26 AM

Fee: \$47.00

After recording return to:

CARL D. HOLMES

9134 Saint Andrews Circle

Klamath Falls, OR 97603

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

CARL D. HOLMES

9134 Saint Andrews Circle

Klamath Falls, OR 97603

Escrow No. MT100713DS

Title No. 0100713

SWD r.020212

**STATUTORY WARRANTY DEED**

**RUSSELL M. TAYLOR, TRUSTEE OF THE RUSSELL M. TAYLOR AND LOIS M. TAYLOR  
FAMILY TRUST,**

Grantor(s), hereby convey and warrant to

**CARL D. HOLMES and AMY L. HOLMES, 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:

UNIT C, BUILDING NO. 7 STAGE VIII, PLAT OF TRACT 1271 – SHIELD CREST CONDOMINIUMS,  
located in Lot 11 and a part of Lot 10, Block 4 of Tract 1257 – Resubdivision of a Portion of the First Addition to  
Shield Crest, 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 **\$190,000.00**.

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:

47.00

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, 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 5 day of May, 2014

THE RUSSELL M. TAYLOR AND LOIS M. TAYLOR  
FAMILY TRUST

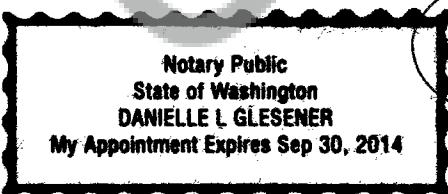
BY: Russell M. Taylor  
RUSSELL M. TAYLOR, TRUSTEE

State of Washington

County of Franklin

On this day personally appeared before me RUSSELL M. TAYLOR, TRUSTEE OF THE RUSSELL M. TAYLOR AND LOIS M. TAYLOR FAMILY TRUST to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 8th day of May, 2014.



Dan Gleener  
Printed Name: Danielle Gleener  
Notary Public in and for the State of WA  
Washington residing at Franklin Co

My appointment expires 9/30/14