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mtc-1396-SL059

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UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

John J. Taylor  
Loretta L. Taylor  
1968 Del Moro  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 04/21/2005 2:59 p.m.  
Vol M05 Pg 28174-75  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:

James A. Wickre Atty at Law  
201 West Main #38  
Medford, OR 97501

### BARGAIN AND SALE DEED

John J. Taylor, Grantor, conveys to John J. Taylor and Loretta L. Taylor, Trustees of the John J. Taylor and Loretta L. Taylor Common Revocable Living Trust, dated February 8, 2005, Grantee, any and all interest they may have to the following real property situated in Klamath County, Oregon, to wit:

Lots 420 and 421 in Block 101, MILLS 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 consideration for this conveyance in terms of dollars is none. However, the actual consideration consists of other property and value given and promises which is the whole consideration.

The liability and obligation of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Bargain and Sale Deed - 1

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 4-12-05

John J. Taylor  
John J. Taylor

STATE OF OREGON     )  
                                  ) ss  
County of Jackson    )

This instrument was acknowledged before me on April 12, 2005 by John J. Taylor.

Janie L. Wickre  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7-20-05

