

After recording return to:

Paul Pursell
227 E. Street
Chiloquin, OR 97624

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

NO CHANGE

2011-002827

Klamath County, Oregon



00098054201100028270030034

03/01/2011 11:06:00 AM

Fee: \$47.00

**STATUTORY
BARGAIN AND SALE DEED**

Know all by these present that Roger Taylor, individually and as Heir of Maurine P. Taylor, deceased, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Paul E. Pursell, Grantee, the following described real property situated in **Klamath County, Oregon**, to-wit:

Lots 7 and 8, in Block 14 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Lots 4 and 5, Block 8 of SECOND ADDITION TO CHILOQUIN, , according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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.

The true consideration for this conveyance is \$ to clear title. (Here comply with the requirements of ORS 93.030).

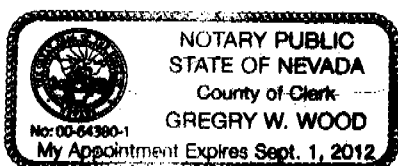
Dated this 23 Feb., 2011.

Roger W. Taylor
Roger Taylor

STATE OF NEVADA }
County of CLARK ss

This instrument was acknowledged before me on FEB. 23, 2011
by ROGER TAYLOR

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Gregory W. Wood
Notary Public
My commission expires SEP. 1, 2012

ORSTBSD

47Amd



DECLARATION OF HEIRSHIP

I, ROGER W. TAYLOR, being duly sworn, depose and say, That I am the
SON (relationship to deceased) of MAURINE P. TAYLOR
who died on or about 21 JUNE 1985, 20th, at SAN DIEGO (City),
Ca. (State). (Certified copy of the Death Certificate attached as Exhibit A if not already
recorded in county where property is located):

That he/she died: Intestate (without a Will)

Or : Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried X

Had a surviving spouse* named _____

Was the widow/widower of _____

Who died on or about _____

* A person shall be considered the surviving spouse of a decedent if:

- 1) The person was legally married to the decedent at the time of the decedents death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse	
			Yes	No
<u>Roger W Taylor</u>		<u>Son</u>		

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the

Escrow No. MT70788-TM

deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

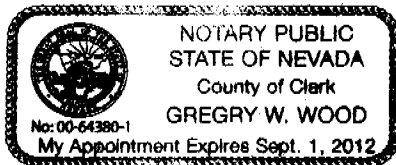
I hereby agree to indemnify and hold harmless AmeriTitle, Inc. for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows: _____

Dated: 2/23/2011

Roger W. Taylor
(Signature)

State of NEVADA)County of CLARK)

This instrument was acknowledged before me on FEB. 23, 2011, by
ROGER W. TAYLOR



Gregory W. Wood
(Notary Public)

My Commission Expires SEP. 1, 2012