

2016-011228

Klamath County, Oregon



00194025201600112280020025

10/20/2016 03:50:01 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Roger G. Taylor
24265 Suty Road
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Roger G. Taylor
24265 Suty Road
Malin, OR 97632

SEND TAX STATEMENTS TO:

Roger G. Taylor
24265 Suty Road
Malin, OR 97632

Returned at Counter

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER G. TAYLOR, Successor Trustee of the IVAL C. and MARY K TAYLOR LIVING TRUST, UAD 03-06-1997, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by ROGER G. TAYLOR, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Government Lot 16 of Section 19, Township 41 South, Range 12 East, Willamette Meridian.

SUBJECT TO acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessment of Klamath Project and Klamath Irrigation District; and Regulations, Contracts, easements, and water and irrigation rights in connection therewith.

SUBJECT TO terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation grantees assume and agree to pay and perform; provisions and reservations in Patent to the land from the U.S.A. and acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; lien and assessments of Klamath Project and Klamath Irrigation District; and regulations, easements, contracts, water and irrigation rights in connection therewith; and easements and rights of way of record and apparent thereon.

Property ID No. R111177; Map Tax Lot No.: R-4112-01900-00400-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e. for trust distribution purposes.

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IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of OCTOBER, 2016.

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

IVAL C. and MARY K. TAYLOR LIVING TRUST, UAD 03-06-1997

R G T TTEE
Roger G. Taylor, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 20 day of OCTOBER, 2016, by Roger G. Taylor as Successor Trustee of the Ival C. and Mary K. Taylor Living Trust, UAD 03-06-1997.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18