



2016-011302
Klamath County, Oregon
10/24/2016 02:35:01 PM
Fee: \$42.00

After recording return to:

KEVIN TAYLOR AND RYAN TAYLOR
16819 GREENBRIER ROAD 3387 Stony Brook Way
LAKE OSWEGO, OR 97035 Eugene OR 97408

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

Same as above

135781 Am

STATUTORY WARRANTY DEED

JOE DON TAYLOR AND CAROLYN ANN TAYLOR AS TRUSTEES OF THE JOE DON TAYLOR AND CAROLYN ANN TAYLOR LIVING TRUST

Grantor(s), hereby convey and warrant to KEVIN TAYLOR AND RYAN TAYLOR, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP

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:

Lot 39 of TRACT 1445, REGENCY ESTATES PHASE 3, 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 \$180,000.00

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:

2015-2016 Real Property Taxes a lien not yet due and payable.

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 4 day of September, 2015.

Joe Don Taylor, Trustee
Carolyn Ann Taylor, Trustee



State of Oregon
County of Klamath

This instrument was acknowledged before me on September 4, 2015 by Joe Don Taylor and Carolyn Ann Taylor, as Trustees of the Joe Don Taylor and Carolyn Ann Taylor Living Trust, as their voluntary act and deed..

(Notary Public for Oregon)
My commission expires 3-2-16