



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

LAKE OSWEGO, OR 97035

3387 Stony Brook Way  
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.**

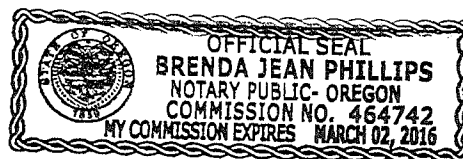
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD  
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 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  
Joe Don Taylor, Trustee

Carolyn Ann Taylor  
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..

[Signature]  
(Notary Public for Oregon)

My commission expires 3-2-16