

2017-008473

Klamath County, Oregon



00207600201700084730030031

07/28/2017 03:07:42 PM

Fee: \$52.00

After recording return to:  
Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Loyal Taylor  
13693 Kitty Hawk Lane  
Redding, CA 96003

### BARGAIN AND SALE DEED

Carolyn C. Taylor, Grantor, conveys to Loyal C. Taylor and Carolyn C. Taylor, Trustees of the Loyal and Carolyn Taylor 2017 Trust dated May 3, 2017, Grantee, the following described real property:

Lot 14, Block 1, Roberts River Acres, in County of Klamath, State of Oregon

**SUBJECT TO:**

1. Restrictions as shown on the recorded plat of Roberts River Acres.
2. Covenants, easements recorded November 2, 1966 in Book M-66, page 11487.
3. Covenants, easements recorded May 2, 1972 in Book M-72, page 5442.
4. Indenture of access recorded November 2, 1965 in Book M-65, page 3298.
5. Easement recorded January 23, 1978 in Book M-78, page 1351.

**This property shall remain the separate property of Carolyn C. Taylor.**

There is no consideration for this conveyance. It is done for purposes of estate planning.

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 11<sup>th</sup> day of July, 2017.

Carolyn C. Taylor  
Carolyn C. Taylor

STATE OF CALIFORNIA    )  
  ) ss  
County of \_\_\_\_\_ )

On \_\_\_\_\_, 2017, before me, \_\_\_\_\_, a Notary Public, personally appeared Carolyn C. Taylor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California                    )  
  )ss.  
County of Shasta                    )

On July 11, 2017, before me, ANGELA KEATON, a notary public, personally appeared CAROLYN C. TAYLOR, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Angela Keaton

