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NO PART OF ANY STEVENS-NESS FORM MAY BE

2017-010628

Klamath County, Oregon



00210288201700106280010015

09/19/2017 02:30:12 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Charles R. Taylor (deceased)

Grantor's Name and Address

Cody B. Taylor, Clinton R. Taylor
Tawnee M. Telle
2220 VanCamp St Klamath Falls, OR
Grantor's Name and Address 97601

After recording, return to (Name and Address):

Cody B. Taylor
2220 VanCamp St.
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Cody B. Taylor
2220 VanCamp St.
Klamath Falls, OR 97601

AFFIANT'S DEED

THIS INDENTURE dated September 18, 2017

, by and between

Cody B. Taylor

the affiant named in the duly filed affidavit concerning the small estate of Charles R. Taylor

deceased, hereinafter called grantor,

and Cody B. Taylor, Clinton R. Taylor, Tawnee M. Telle

hereinafter called grantee: WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows (legal description of property):

The following portion of lot 6, block 4, west Klamath Falls, State of Oregon
Beginning at the Northeast corner of said lot 6; thence westerly on the line between lot 5 and said lot 6, 200 feet; thence southerly, at right angles with the north line of said lot, 52 feet; thence easterly and parallel with said north line, 200 feet to street line; thence northerly along the line of said street, 52 feet to the place of beginning, being a strip of land 52 feet wide of the north side of the said lot 6, Block 4.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols "®", if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Affiant

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 19, 2017.

by Cody B. Taylor

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires February 1, 2019