

2018-001547

Klamath County, Oregon



00217167201800015470010018

02/08/2018 09:20:17 AM

Fee: \$42.00

RECORDING REQUESTED BY :
 KENT TAYLOR)
 5402 Bull Run Circle)
 Austin, Texas 78727)

SEND FUTURE TAX STATEMENTS TO:
 AND WHEN RECORDED MAIL TO:
 Phillip Andre Nelson)
 206 S. 2nd St. apt #5)
 Rio Vista, CA. 94571)

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 455, OREGON LAWS 2008, 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 455, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANT DEED

Kent Taylor, an individual, as Grantor for the consideration of Eight Hundred and Fifty Dollars (\$850.00), hereby conveys, grants and deeds to, **Phillip Andre Nelson, a single person, as Grantee**, the real property locally known as, and furthermore described as:
Apn#R368952 ; Tax Map lot #: 3809-29CD-11800 ;
1st addition to City of Klamath Falls, Block 32, Lot 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

On this 1st day of February, 2018, in the County of Williamson, State of Texas,
 I/we herewith sign this Grant Deed.

Kent Taylor
 KENT TAYLOR

State of Texas)

) ss

County of Williamson)

On this the 1st day of February, 2018, before me, the undersigned, a notary public in and for said County and State, personally appeared Kent Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Julie Hadaway
 Signature of Notary

