



THIS SPACE RESERVED FOR RE

**2019-008973**

**Klamath County, Oregon**

08/07/2019 02:22:02 PM

Fee: \$87.00

After recording return to:

Michael and Tessa Black

202 SW Quince St

Junction City, OR 97448

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

Michael and Tessa Black

202 SW Quince St

Junction City, OR 97448

File No. 311246AM

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**STATUTORY WARRANTY DEED**

**Kent Taylor ,**

Grantor(s), hereby convey and warrant to

**Michael G. Black and Tessa May Black, as tenants by the entirety,**

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 4, Tract 1279, FIRST ADDITION TO MONTE VISTA RANCH, 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 \$6000.00**

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

874447

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 1<sup>st</sup> day of August, 2019

Kent Taylor  
Kent Taylor

State of Texas } ss  
County of Williamson

On this 1<sup>st</sup> day of August, 2019, before me, Julie Hadaway a Notary Public in and for said state, personally appeared Kent Taylor, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie Hadaway  
Notary Public for the State of Texas  
Residing at: Round Rock, TX 78665  
Commission Expires: 10-18-19

