



2020-000994

Klamath County, Oregon

01/24/2020 01:48:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marla M. Debevec and Dennis P. Foust

36575 N Highway 97

Chiloquin, OR 97624

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

Marla M. Debevec and Dennis P. Foust

36575 N Highway 97

Chiloquin, OR 97624

File No. 342036AM

STATUTORY WARRANTY DEED

Alma L. Taylor, Trustee of The Taylor Family Trust dated April 21, 2011,

Grantor(s), hereby convey and warrant to

Marla M. Debevec and Dennis P. Foust, with 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:

The South 300 feet of Government Lot 8, Section 9 Less the Westerly 20 feet thereof, and the South 300 feet of Government Lot 2, Section 10 all Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$515,000.00.

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:

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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 15 day of January, 2020.

The Taylor Family Trust dated April 21, 2011

By: Alma L. Taylor
Alma L. Taylor, Trustee

State of WA } ss.
County of Clark }

On this 15 day of January, 2020, before me, Loretta OHEARN a Notary Public in and for said state, personally appeared Alma L. Taylor known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Taylor Family Trust dated April 21, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

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

Loretta OHEARN
Notary Public for the State of WA
Residing at: Ridgefield
Commission Expires: 11/21/2020

