

**2020-006409****Klamath County, Oregon**

05/26/2020 09:12:15 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Greg A. Taylor and Alice TaylorP.O. Box 997Klamath Falls, OR 97601

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

Greg A. Taylor and Alice TaylorP.O. Box 997Klamath Falls, OR 97601File No. 365419AM

STATUTORY WARRANTY DEED**Patrick A. Apodaca and Carl Anthony Apodaca, Trustee or their Successors in Trust, under the Apodaca Loving Trust dated March 12, 1991 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

Greg A. Taylor and Alice Taylor, 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:

A portion of the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of Section 20 Township 39 South, Range 11 1/2 East of the Willamette Meridian; thence South 89°05'36" West along the North line of said Section 20, a distance of 1338.59 feet to the West 1/16th corner on the North line of said Section; thence South 00°48'38" East 100 feet to the true point of beginning; thence North 89°05'36" East 398.59 feet; thence South a distance of 982.99 feet; thence South 62°57'10" West 156.50 feet to the Northerly line of the County Road; thence along said road North 27°02'50" West 171.77 feet to the beginning of a curve to the left; thence along said curve with a radius of 518.37 feet through a central angle of 27°07'00" for a distance of 245.33 feet; thence North 54°09'50" West 15.95 feet; thence North 00°48'38" West 701.05 feet to the true point of beginning. ALSO described as Lot 4 of Parcel 2 of survey filed February 19, 1970 in Book M70, page 13420.

Also a tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/16th corner common to Section 17 and said Section 20; thence along the North line of said Section 20 North 89°05'36" East 400.00 feet; thence South 100.01 feet; thence South 89°05'36" West 398.59 feet to the West line of said NE1/4 NW1/4; thence North 00°48'38" West 100.00 feet to the point of beginning. Bearings based on recorded survey 1447.

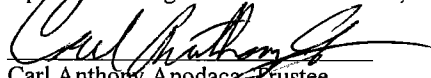
The true and actual consideration for this conveyance is \$356,500.00.

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:

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 May, 2020

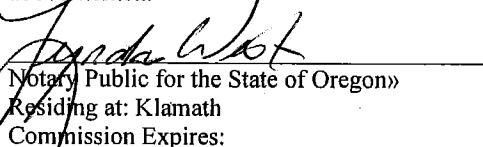
Apodaca Loving Trust dated March 12, 1991


Carl Anthony Apodaca, Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of May, 2020, before me, Lynda West a Notary Public in and for said state, personally appeared Carl Anthony Apodaca known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Apodaca Loving Trust dated March 12, 1991, 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.


Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires:

