

2020-008297

Klamath County, Oregon



00261737202000082970010018

07/08/2020 11:16:35 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Philmont Monroe Taylor, Trustee
Grantor

Heather Baldock
5307 Sturdivant Avenue
Klamath Falls, OR 97603
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that PHILMONT MONROE TAYLOR, Trustee of the Frances Ann Taylor Family Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to HEATHER BALDOCK, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 36 LAMRON HOMES, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations, buildings restrictions, rights, conditions, and easements as shown on the Plat and in the Dedication and as set forth in the Declaration of Restrictive Covenants recorded July 28, 1958, Deed Volume 301 at Page 380 and an instrument re-recorded March 19, 1959 in Deed Volume 310 at Page 638, Records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$135,000.00 and other good and valuable consideration.

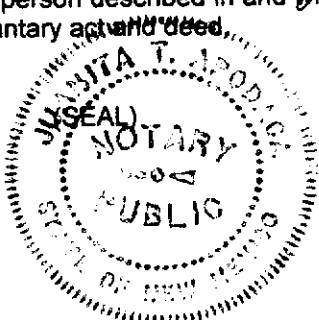
Dated this 25th day of JUNE, 2020.

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.

Philmont Monroe Taylor

STATE OF NEW MEXICO, County of Los Alamos) ss.

On this 25th day of JUNE, 2020, before me, Personally appeared, Philmont Monroe Taylor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Juanita T. Apodaca
Notary Public for New Mexico

My Commission Expires: 08/28/2023