

**2021-000763**

**Klamath County, Oregon**

01/19/2021 09:43:01 AM

Fee: \$87.00

**GRANTOR NAME AND ADDRESS:**

Christine Taylor  
138 West Stanley Ave  
Queen Creek AZ 85140

**GRANTEE NAME AND ADDRESS:**

Christine Taylor  
138 West Stanley Ave  
Queen Creek AZ 85140

**AFTER RECORDING MAIL TAX BILLS AND**

**DOCUMENT TO:**

APXN Property LLC  
2831 St Rose Pkwy  
Suite 359  
Henderson, NV 89052

---

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Christine Taylor being the Affiant as approved under that certain Small Estate Affidavit filed in connection with the decedent, William Russell Gruver, as Case No. 20PB08079, In the Circuit Court of the State of Oregon of Klamath, does hereby remise, grant and convey to Christine Taylor, individually,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Christine Taylor and Debora Gruver**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertain in g. situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Klamath Falls Forest Estates Sycan Unit, Block 2, Lot 9 Less ELY 1035' & NLY 415', Acres 7.32 APN R-3313-03100-03300-000 (R181680)**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00 to convey title.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

EXECUTED this 16 day of January, 2020.

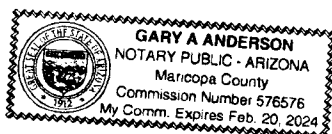
Christine Taylor

Christine Taylor  
Christine Taylor

STATE OF ARIZONA  
COUNTY OF MARICOPA, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Christine Taylor, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his/ her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 16th day of January, 2020.



Gary A. Anderson  
Notary Public GARY A. ANDERSON