

2021-017230

Klamath County, Oregon

11/16/2021 03:18:01 PM

Fee: \$92.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Jeffrey M. Taylor and Aya Taylor, a divorced couple, who acquired title as husband and wife

Grantor's Mailing Address: 15259 Pine Bluff Lane, Fontana, California 92336

Grantee: Jeffrey Michael Taylor, an individual

Grantees Mailing Address: 15259 Pine Bluff Lane, Fontana, California 92336

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Warranty Deed: Recorded December 9, 1999; Volume M99, Page 48500

Situs Address: Vacant Land

Tax Account Number: R884771/Map 3407E31C00702

Until a change is requested, all Tax Statements shall be sent to the following address:

Jeffrey Michael Taylor
15259 Pine Bluff Lane
Fontana, CA 92336

After Recording Return To:

uDeed, LLC – 97097A
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Jeffrey M. Taylor
15259 Pine Bluff Lane
Fontana, CA 92336

WARRANTY DEED

TITLE OF DOCUMENT

Jeffrey M. Taylor and Aya Taylor, a divorced couple, who acquired title as husband and wife, Grantor, conveys and warrants to **Jeffrey Michael Taylor, an individual**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

PARCEL 3 OF LAND PARTITION NO. 37-98 BEING LOTS 2 AND 3 OF TRACT 1285, MALLARD BAY, SITUATED IN THE SE1/4 SW1/4 AND GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No.: **R884771/Map 3407E31C00702**

Prior Recorded Document Reference: **Warranty Deed**: Recorded **December 9, 1999**; Volume **M99**, Page **48500**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and
none

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

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 22 day of July, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Jeffrey M. Taylor
Jeffrey M. Taylor

Aya Taylor
Aya Taylor

STATE OF CALIFORNIA }
COUNTY OF Orange } ss

This instrument was acknowledged before me this 22 day of July, 2021, by **Jeffrey M. Taylor and Aya Taylor**.

NOTARY STAMP/SEAL

Before Me: Connie Macias
NOTARY PUBLIC- STATE OF CALIFORNIA
My Commission Expires: May 3, 2022

