



03/07/2023 03:10:52 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
Roger G. Taylor, Successor Trustee of the
Ival C. and Mary K. Taylor Living
Trust, uad 03-06-1997
24265 Suty Road
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:
Roger G. Taylor
24265 Suty Road
Malin, OR 97632

SEND TAX STATEMENTS TO:
Roger G. Taylor
24265 Suty Road
Malin, OR 97632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER G. TAYLOR, SUCCESSOR TRUSTEE OF THE IVAL C. and MARY K. TAYLOR LIVING TRUST, uad 03-06-1997, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ROGER G. TAYLOR,** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Township 41 South, Range 12, East, W.M.
Section 18: Lot 18

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation grantee assumes and agrees to pay and perform; provisions and reservations in Patent to the land from the U.S.A. and acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District; and regulations, easements, contracts, water and irrigation rights in connection therewith; and easements and rights of way of record and apparent thereon.

Property ID No.: 111079, Map Tax Lot No.: 4112-01800-00900

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

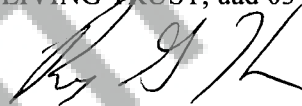
AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$85,500.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of _____, 2023.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

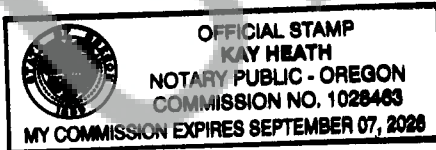
IVAL C. AND MARY K. TAYLOR
LIVING TRUST, uad 03-06-1997




Roger G. Taylor, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of Feb., 2023, by Roger G. Taylor, as Successor Trustee of the Ival C. and Mary K. Taylor Living Trust, uad 03-06-1997




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-26