

Returned at Counter

2023-003378

Klamath County, Oregon



00314397202300033780030030

05/03/2023 01:34:18 PM

Fee: \$92.00

After recording return to:  
Fred Edward Mulkey

Send all tax statements to:  
Fred Edward Mulkey

6640 REDDING Klamath Falls

opson 97603

## WARRANTY DEED

LARRY E. TAYLOR and MICHAEL A. WESCOM, Trustees of the LARRY E. TAYLOR and MICHAEL A. WESCOM REVOCABLE LIVING TRUST, dated March 7, 2012, Grantor(s) hereby grant, bargain, sell, warrant and convey to FRED EDWARD MULKEY, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath, State of Oregon, to wit:

\*JR

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: all those items of record and those apparent upon the land, if any, except: none and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$90,000.00

Dated this 24 day of March, 2014.

Larry E. Taylor  
Larry E. Taylor

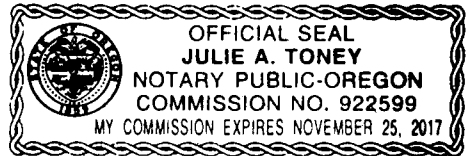
Michael A. Wescom  
Michael A. Wescom

State of Oregon                      County of KLAMATH    )ss

This instrument was acknowledged before me on March 24, 2014 by  
Larry E. Taylor and Michael A. Wescom.

Julie A. Toney  
Notary Public for Oregon

My commission expires: November 25, 2017



## EXHIBIT "A"

A parcel of land situate in Lot 23 of ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 125 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West, parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

TOGETHER WITH: A parcel of land situate in Lot 23 of ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 225 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

TOGETHER WITH: A parcel of land situate in ANKENY GARDEN TRACTS, a Subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23, Ankeny Garden Tracts; thence Westerly along the North line of Lot 23, 100 feet to a point; thence Southerly parallel with the East line of Lot 23, 125 feet to a point; thence Easterly parallel with the North line of Lot 23, 100 feet to a point on the East line of said Lot 23; thence North along the East line of Lot 23, 125 feet to the point of beginning.