

**2024-001244**

**Klamath County, Oregon**



00325150202400012440030038

02/15/2024 10:45:58 AM

Fee: \$92.00

David W. Taylor and Janice M. Terfehr

299909 W. Roosevelt St

Buckeye, AZ 85396

Grantor's Name and Address

The Taylor-Terfehr Family Living Trust

David W. Taylor and Janice M. Terfehr, Co-Trustees

299909 W. Roosevelt St

Buckeye, AZ 85396

Grantee's Name and Address

After recording return to:

The Taylor-Terfehr Family Living Trust

David W. Taylor and Janice M. Terfehr, Co-Trustees

299909 W. Roosevelt St

Buckeye, AZ 85396

Until a change is requested all tax statements  
shall be sent to the following address:

The Taylor-Terfehr Family Living Trust

David W. Taylor and Janice M. Terfehr, Co-Trustees

299909 W. Roosevelt St

Buckeye, AZ 85396

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**BARGAIN AND SALE DEED**

**KNOW ALL MEN BY THESE PRESENTS, That Janice M. Terfehr who acquired title as Janice Terfehr as to Parcels 1 and 2, Janice M. Terfehr as to Parcel 3 and David W. Taylor and Janice M. Terfehr who acquired title as Jan M. Terfehr as Tenants by the Entirety as to Parcel 4,**

**hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David W. Taylor and Janice M. Terfehr, Co-Trustees of the Taylor-Terfehr Family Living Trust, Dated February 16, 2023,**

**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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:**

**SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED**

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

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.

Legal Description  
Exhibit "A"

PARCEL 1

Lot 12, Block 53, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3510-035B0-01900

PARCEL 2

Lot 27, Block 30, Klamath Forest Estates 1st Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3510-022C0-04500

PARCEL 3

Lot 17, Block 2, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 2310-036B0-1100

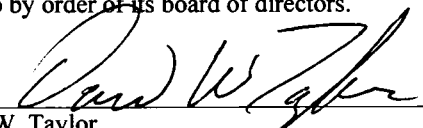
PARCEL 4

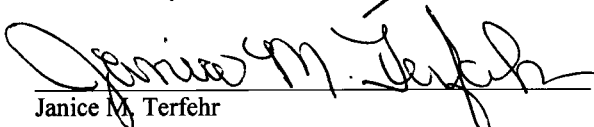
Lot 36 in Block 1, TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 2310-036B0-01800

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.

In Witness Whereof, the grantor has executed this instrument this 1<sup>st</sup> day of FEB. 2024 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

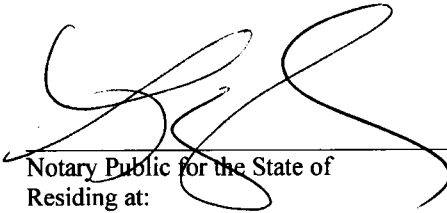
  
\_\_\_\_\_  
David W. Taylor

  
\_\_\_\_\_  
Janice M. Terfehr

State of Arizona } ss  
County of Maricopa }

On this 1 day of February, 2024, before me, Lynda V. Arreola a Notary Public in and for said state, personally appeared David W. Taylor and Janice M. Terfehr only, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for the State of  
Residing at:  
Commission Expires:

