

2024-002364

Klamath County, Oregon



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03/28/2024 01:46:51 PM

Fee: \$82.00

RECORDING REQUESTED BY :

KENT S. TAYLOR )

5402 Bull Run Circle )

Austin, Texas 78727 )

SEND FUTURE TAX STATEMENTS TO:

AND WHEN RECORDED MAIL TO:

Kenneth Sells Jr. )

2549 Hope street )

Klamath Falls, OR. 97603 )

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FREE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 193.304, 193.301 AND 193.305 TO 193.336 AND SECTIONS 5 TO 11, CHAPTER 404, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 835, 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 FREE 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 22.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS OR 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 193.300, 193.301 AND 193.305 TO 193.336 AND SECTIONS 5 TO 11, CHAPTER 404, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 835, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

## GRANT DEED

Kent S. Taylor, as Grantor for the consideration of Nine Thousand Nine Hundred Dollars (\$9,900.00 ), hereby conveys, grants and deeds to, Kenneth Sells Jr. a single person, as

Grantee, the real property locally known as, and furthermore described as: Apm# 382721;

MAP#: 3711-014B0-03400 ;

Klamath Falls Forest Estates Hwy 66 Unit, Plat #4, Block 81, Lot 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

On this 20<sup>th</sup> day of March 2024, in the County of Williamson, State of Texas, I/we herewith sign this Grant Deed.

  
KENT S. TAYLOR


State of Texas )

) ss

County of )

On this the 20<sup>th</sup> day of March, 2024, before me, the undersigned, a notary public in and for said County and State, personally appeared Kent S. Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary

