



2024-006986
Klamath County, Oregon
 08/12/2024 01:46:02 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kent S. Taylor
5402 Bull Run Circle
Austin, TX 78727

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

Kent S. Taylor
5402 Bull Run Circle
Austin, TX 78727
 File No. 644348AM

STATUTORY WARRANTY DEED

Mamkumba Fye, Successor Trustee of the Melva Fye Lifetime Trust Agreement, Dated April 22, 2002,

Grantor(s), hereby convey and warrant to

Kent S. Taylor,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The following described property in Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

- Section 11: NE1/4 SE1/4; S1/2 SE1/4**
- Section 13: N1/2 NW1/4**
- Section 14: Government Lot 1 and NW1/4 NE1/4**

The true and actual consideration for this conveyance is \$105,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 7th day of August, 2024.

Melva Fye Lifetime Trust Agreement, Dated April 22, 2002

By: Mamkumba Fye
Mamkumba Fye, Successor Trustee

State of Florida } ss.
County of Pasco }

On this 7th day of August, 2024, before me, Jack W Koch a Notary Public in and for said state, personally appeared Mamkumba Fye known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Melva Fye Lifetime Trust Agreement, Dated April 22, 2002, and acknowledged to me that he/she/they executed the same as Successor Trustee. identified by an Indiana driver license.

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

Jack W Koch
Jack W Koch
Notary Public for the State of Florida »
Residing at: Pasco County
Commission Expires: 09/30/2024
Notarized remotely online using communication technology via Proof.

