



After recording return to:

Thomas A. Taylor and Cynthia R.
Cowan-Taylor
PO Box 24
Merrill, OR 97633

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

Thomas A. Taylor and Cynthia R.
Cowan-Taylor
PO Box 24
Merrill, OR 97633

File No.: 7161-4182207 **RT**
Date: 08/16/2024

THIS SPACE RESERVED FOR RECORD

2024-007178

Klamath County, Oregon

08/16/2024 02:17:02 PM

Fee: \$112.00

AFFIANT'S DEED

Joan Marie Hawkins, Devisee/Affiant, and Catherine Mary Melich, William Edward Taylor, Sally Christine Taylor-Pillar, Anne Kathleen Williams and Thomas Andrew Taylor all as Devisees in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 24PB04104 concerning the estate of Joan M. Taylor, Grantor, conveys to Thomas A. Taylor and Cynthia R. Cowan-Taylor, as tenants by the entirety and Angela R. Taylor and Ashleigh C. Taylor, not all as tenants in common but with rights of survivorship, Grantee, the following described real property:

Lot 17 of LOST RIVER COURT ADDITION TO MERRILL, OREGON, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 122511/595902

The true and actual consideration paid for this transfer is \$180,000.00 As this Instrument is being recorded to correct a Personal Representative's Deed recorded August 2, 2024 as Document No. 2024-006737.

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

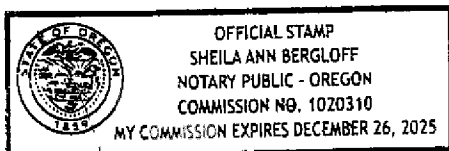
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of August, 2024

Joan Marie Hawkins
Joan Marie Hawkins, individually and as Affiant
in that certain small estate proceeding filed in
Klamath County Circuit Court, Case
No. 24PB04104 concerning the estate of
Joan M. Taylor

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 13th day of August, 2024, by Joan Marie Hawkins, individually and as Affiant in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 24PB04104 concerning the estate of Joan M. Taylor.



Sheila Ann Bergloff
Notary Public for State of Oregon
My commission expires:
December 26, 2025

Signature(s) of remaining heirs/devisees appear below and/or on the following page(s)

Catherine Mary Melich, as an heir/devisee of Joan M. Taylor
Catherine Mary Melich, as an heir/devisee of Joan M.
Taylor

STATE OF Colorado)
County of Boulder) ss.

This instrument was acknowledged before me on this 8/14/24 day of , by
Catherine Mary Melich.

Kathleen Phyllis Hoffman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20204008260
MY COMMISSION EXPIRES 02-26-2028

KPH
Notary Public for Colorado
My commission expires: 02-26-28

William Edward Taylor, as an heir/devisee of Joan M. Taylor
William Edward Taylor, as an heir/devisee of Joan M.
Taylor

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of , by
_____.

Notary Public for _____
My commission expires: _____

Catherine Mary Melich, as an heir/devisee of Joan M. Taylor

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of , by

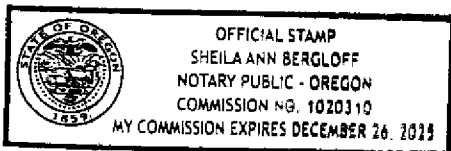
Notary Public for _____
My commission expires:

William Edward Taylor

William Edward Taylor, as an heir/devisee of Joan M. Taylor

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 13th day of August 2024, by William Edward Taylor



Sheila Bergloff

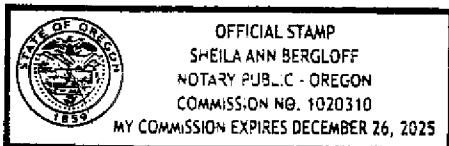
Notary Public for State of Oregon
My commission expires:

December 26, 2025

Sally Christine Taylor-Pillar
Sally Christine Taylor-Pillar, as an heir/devisee of Joan
M. Taylor

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13th day of, by august 2024
Sally Christine Taylor-Pillar



Sheila Ann Bergloff
Notary Public for State of Oregon
My commission expires: December 26, 2025

Anne Kathleen Williams, as an heir/devisee of Joan M. Taylor

STATE OF _____)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of, by
_____.

Notary Public for _____
My commission expires:
Page 4 of 5

Sally Christine Taylor-Pillar, as an heir/devisee of Joan M. Taylor

STATE OF _____)
County of _____)ss.

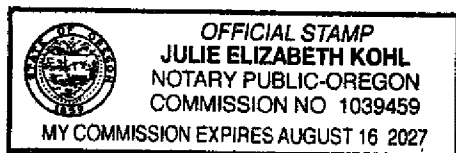
This instrument was acknowledged before me on this _____ day of , by

Notary Public for _____
My commission expires:

Anne Kathleen Williams
Anne Kathleen Williams, as an heir/devisee of Joan M. Taylor

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 14th day of , by
August, 2024 by Anne Kathleen Williams



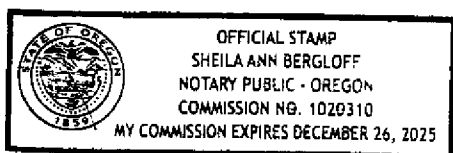
JE Kohl
Notary Public for Oregon
My commission expires: 8/16/2027

Thomas Andrew Taylor

Thomas Andrew Taylor, as an heir/devisee of Joan M. Taylor

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13th August 2024 day of, by
Thomas Andrew Taylor



Sheila Ann Bergloff
Notary Public for State of Oregon
My commission expires:
December 26, 2025