



THIS SPACE RESERVED FOR RECORDER'S USE

Ian Taylor  
12242 Larchwood Dr  
La Pine, OR 97739

Grantor's Name and Address

Ian Taylor and Andrea Hernandez  
12242 Larchwood Drive  
La Pine, OR 97739

Grantee's Name and Address

After recording return to:  
Ian Taylor and Andrea Hernandez  
12242 Larchwood Drive  
La Pine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
Ian Taylor and Andrea Hernandez  
12242 Larchwood Drive  
La Pine, OR 97739

File No. 659409AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That  
**Ian A. Taylor, who also appears of record as Ian Alexander Taylor**  
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and  
convey unto  
**Ian Taylor and Andrea Hernandez, not as Tenants in Common, but with Rights of Survivorship**  
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:

**Lot 121, Block 1, Track 1060, Sun Forest Estates, according to the official plat thereof on file in  
the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2310-036D0-05300**

The true consideration for this conveyance is change vesting.

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.

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 8 day of January, 2025; 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.

Ian Taylor

State of Oregon } ss  
County of Deschutes }

On this 8 day of Jan, 2025, before me,  
Rebecca Jean Carter a Notary Public in and for said state, personally appeared Ian Alexander Taylor, 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.

Rebecca Jean Carter  
Notary Public for the State of Oregon

Residing at: Lapine OR

Commission Expires: March 13 2028

