

2025-003567

Klamath County, Oregon



00341763202500035670020028

05/13/2025 10:27:25 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Roger G. Taylor, Successor Trustee of the
Ival C. and Mary K. Taylor Living
Trust, uad 03-06-1997
24265 Suty Road
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Roger G. Taylor
24265 Suty Road
Malin, OR 97632

SEND TAX STATEMENTS TO:

Roger G. Taylor
24265 Suty Road
Malin, OR 97632

Returned at Counter

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER G. TAYLOR, SUCCESSOR TRUSTEE OF THE IVAL C. and MARY K. TAYLOR LIVING TRUST, uad 03-06-1997, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ROGER G. TAYLOR**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Government Lots 16 and 17 of Section 18, Township 41 South, Range 12 East,
Willamette Meridian, Klamath County, Oregon.

(Property ID No.: R111051; Map Tax Lot NO. R-4112-01800-00800-000)

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

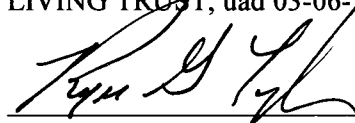
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$97,875.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of May, 2025.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

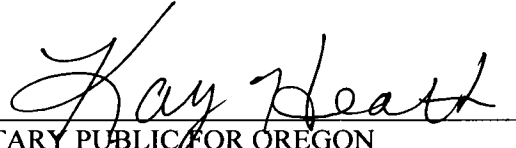
IVAL C. AND MARY K. TAYLOR
LIVING TRUST, uad 03-06-1997



Roger G. Taylor, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13TH day of May, 2025, by Roger G. Taylor, as Successor Trustee of the Ival C. and Mary K. Taylor Living Trust, uad 03-06-1997



NOTARY PUBLIC FOR OREGON

My Commission expires:

9-7-2026

