

MTC82503

2008-008500

Klamath County, Oregon



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06/10/2008 02:35:21 PM

Fee: \$21.00

After recording return to:
Richard A. Hackett Jr. Stephanie R. Hackett 25075 West Demming Road Elmira, OR 97437
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 9502

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Richard A Hackett and Deanna L Hackett trustees of the Richard A. Hackett and Deanna L Hackett Family Trust Under Declaration of Trust dated November 29, 1998, , Grantors convey and warrant to **Richard A. Hackett Jr. and Stephanie R. Hackett , as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 10 of WAGON TRAIL ACREAGES NO.1, THIRD ADDITION-TRACT 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): **2309-012BO-01700-000**

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$225,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange. (Here comply with requirements of ORS 93.030.)

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 OF CHAPTER 424, OREGON LAWS 2007. 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.

Executed this 9 day of June, 2008

Richard A Hackett Family Trust udt dated November 29, 1998

By: Richard A. Hackett
Its Trustee

By: Deanna L Hackett
Its Trustee

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 9 day of June, 2008 by **Richard A Hackett**, as Trustee and **Deanna L Hackett**, as Trustee of Richard A Hackett Family Trust udt dated November 29, 1998

Lisa De An Lemonds
Notary Public for Oregon



OFFICIAL SEAL
LISA DE AN LEMONDS
NOTARY PUBLIC - OREGON
COMMISSION NO. 395791
MY COMMISSION EXPIRES AUG. 26, 2009

21 MAY