

2010-005154

Klamath County, Oregon



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THIS SPACE R

04/30/2010 03:33:56 PM

Fee: \$42.00

After recording return to:
Richard G. Cole
303 Prescott Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Richard G. Cole
303 Prescott Street
Klamath Falls, OR 97601

File No.: 7021-1564941 (ALF)
Date: April 21, 2010

STATUTORY WARRANTY DEED

1st 1564941

Williams Downing LLC, Grantor, conveys and warrants to **Richard G. Cole**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 5, BLOCK 24, NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF
OF SAID GRANTOR HEREIN.**

The true consideration for this conveyance is **\$42,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R185123

Statutory Warranty Deed
- continued

File No.: 7021-1564941 (ALF)
Date: 04/21/2010

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 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of APRIL, 2010.


Williams Downing LLC, By Ty Downing

By Harrison Williams Downing

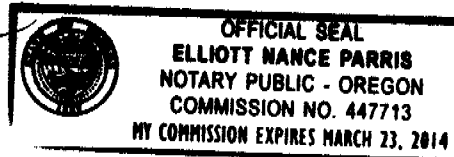
STATE OF Oregon)

)ss.

County of ~~Klamath~~

CLACKAMAS)

This instrument was acknowledged before me on this 29 day of APRIL, 2010
by **Williams Downing, LLC.**




Notary Public for Oregon

My commission expires: 3/23/2014