

NOT 90677-KR

THIS SPACE I

2011-008212

Klamath County, Oregon



07/13/2011 11:14:22 AM

Fee: \$37.00

After recording return to:

Donna Romtvedt

7691 Harpold Road

Klamath Falls, OR 97603

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

Donna Romtvedt

7691 Harpold Road

Klamath Falls, OR 97603

Escrow No. MT90677-KR

Title No. 0090677

SWD1 r.041111

### STATUTORY WARRANTY DEED

**Jon K. O'Donnell,**

Grantor(s), hereby convey and warrant to

**Donna Romtvedt,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The South 190 feet of the following property:

Beginning at an iron pin on the East boundary line of Washburn Way, which point is East a distance of sixty feet and North 0°34' West a distance 398.0 feet from the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence North 0°34' West along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence East a distance of 300.0 feet to a point; thence South 0°34' East parallel to the East boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of 300.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon, by Deed dated December 10, 1960, recorded December 14, 1960 in Volume 326, page 178.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.

The true and actual consideration for this conveyance is **SPURSUANT TO A IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

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

Dated this 12<sup>th</sup> day of **July, 2011.**

Jon K. O'Donnell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on **July 12, 2011** by Jon K. O'Donnell.



(Notary Public for Oregon)  
My commission expires 11/16/2011

37DMJ