



mtc 98203-ms

THIS SPACE RESERVED FOR RECORDER'S USE

2013-008792

Klamath County, Oregon

08/02/2013 01:54:06 PM

Fee: \$42.00

After recording return to:

John Michael Bailey

3681 Little Cottonwood Land

Sandy, UT 84092

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

John Michael Bailey

3681 Little Cottonwood Land

Sandy, UT 84092

Escrow No. MT98203-MS

Title No. 0098203

SWD r.020212

STATUTORY WARRANTY DEED

Stephen J. Keller and R. Sue Keller, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

John Michael Bailey and Sharon R. Bailey, as tenants by the entirety,

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:

Lot 14 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE - PHASE 1, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF 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:

2013-2014 Real Property Taxes a lien not yet due and payable.

4/2 Amt

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.

Dated this 31 day of July, 2013

Stephen J. Keller
Stephen J. Keller

R. Sue Keller
R. Sue Keller

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2013 by Stephen J. Keller and R. Sue Keller.



Emily Coe
(Notary Public for Oregon)

My commission expires May 13, 2016