

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2013-012918**

Klamath County, Oregon

11/19/2013 09:57:08 AM

Fee: \$47.00

AMERITITLE

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: MT99174-KR

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: JOHN JENKINSAddress: 2990 COUNTY ROAD 2984City, ST Zip: AVINGER, TX 75630**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): STATUTORY WARRANTY DEED**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name & Address: DAVID J. BETTENCOURTGrantor Name & Address: 510 SOUTH SIXTH ST. KLAMATH FALLS, OR 97601

Grantor Name &amp; Address: \_\_\_\_\_

Grantor Name &amp; Address: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name & Address: JOHN JENKINS AN LLAURA S. JENKINSGrantee Name & Address: 2990 COUNTY ROAD 2984, AVINGER, TX 75630

Grantee Name &amp; Address: \_\_\_\_\_

Grantee Name &amp; Address: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title,**  
the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:**Name: JOHN JENKINSAddress: 2990 COUNTY ROAD 2984City, ST Zip: AVINGER, TX 75630**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying  
or contracting to convey fee title or any memorandum  
of such instrument:**\$ PURSUANT TO AN IRC  
1031 TAX DEFERRED  
EXCHANGE ON BEHALF  
OF GRANTOR/GRANTEE****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that  
could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: \_\_\_\_\_



After recording return to:

John Jenkins

2990 County Road 2984

Avinger, TX 75630

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

John Jenkins

2990 County Road 2984

Avinger, TX 75630

Escrow No. MT99174-KR

Title No. 0099174

SWD r.020212

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### STATUTORY WARRANTY DEED

**David J. Bettencourt,**

Grantor(s), hereby convey and warrant to

**John Jenkins and Llaura S. Jenkins, 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:

A tract of land situated in the SW1/4 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:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Book M70 at page 1756, Klamath County Deed Records: thence South 00 ° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 325.00 feet to the True Point of Beginning of this description; thence South 00 ° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence South 89 ° 30' 00" East parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to a 5/8 inch iron pin; thence North 00 ° 02' 15" West parallel with Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence North 89 ° 30' 00" West a distance of 175.00 feet to the true point of beginning of this description.

SAVING AND EXCEPTING THEREFROM the Southerly 30 feet thereof.

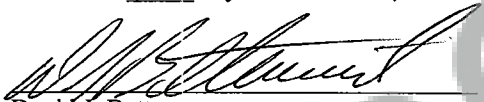
AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation by Deed dated November 14, 1995, recorded November 28, 1995 in Volume M95, Page 32345, according to the official plat thereof on file in the office of the County Clerk of Klamath 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:


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 13<sup>th</sup> day of November, 2013.

  
David J. Bettencourt

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 13, 2013 by David J. Bettencourt.

  
(Notary Public for Oregon)

My commission expires 11/16/2015

