



2014-003652

Klamath County, Oregon

04/18/2014 11:57:31 AM

Fee: \$47.00

After recording return to:

Caledonia Properties, LLC an Oregon
Limited Liability Company
2795 Anderson Ave., #102
Klamath Falls, OR 97603

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

Caledonia Properties, LLC an Oregon
Limited Liability Company
2795 Anderson Ave., #102
Klamath Falls, OR 97603

Escrow No. MT100103CT

Title No. 0100103

STATUTORY WARRANTY DEED

Peggy Biaggi, Patricia Ann Venable, Penny Lea Lassett and Peter Nevin, each as to an undivided 25% interest, as tenants in common,

Grantor(s), hereby convey and warrant to

Caledonia Properties, LLC an Oregon Limited Liability Company,

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:

Parcel 2 of Land Partition 50-07, said Land Partition being a Replat of Parcel 1 of Land Partition 65-94, situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian, and in Sections 18 and 19, Township 38 South, Range 11 1/2 East of the Willamette Meridian, 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 9 day of April, 2014

Peggy Biaggi
Peggy Biaggi

Penny Lea Lassett
Penny Lea Lassett

Patricia Ann Venable
Patricia Ann Venable

Peter Nevin
Peter Nevin

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2014 by Peggy Biaggi.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2014 by Patricia Ann Venable.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2014 by Penny Lea Lassett.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2014 by Peter Nevin.

Jenny A. Brazil
(Notary Public for Oregon)

My commission expires 2/5/15

