



2014-012179

Klamath County, Oregon

11/21/2014 03:09:16 PM

Fee: \$57.00

After recording return to:

Nicholas John "Jack" Trappen

332 Burgdorf Road

Bonanza, OR 97623

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

Nicholas John "Jack" Trappen

332 Burgdorf Road

Bonanza, OR 97623

Escrow No. MT101613SH

Title No. 0101613

SWD r.020212

STATUTORY WARRANTY DEED

Alden C. Joy and Shirley B. Joy, Trustees of the Alden C. Joy and Shirley B. Joy Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Nicholas John "Jack" Trappen,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

5700

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 19 day of November, 2014

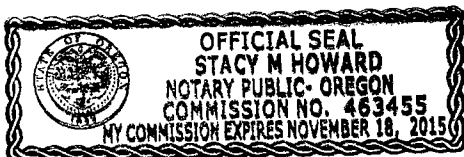
The Alden C. Joy and Shirley B. Joy Revocable Living Trust

BY: Alden C Joy Trustee
Alden C. Joy, Trustee

BY: Shirley B Joy Trustee
Shirley B. Joy, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on Nov 19th, 2014 by Alden C. Joy and Shirley B. Joy, Trustees of the Alden C. Joy and Shirley B. Joy Revocable Living Trust.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1:

Government Lots 1 and 2, (ALSO described as the N1/2 of the NE1/4) of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following, described as follows:

Commencing at the Northwest corner of the NE1/4 of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian and running thence East 528.0 feet; thence South 660.0 feet; thence Southwesterly 247.5 feet in a straight line to a point 330.0 feet East of a point 825.0 feet South of the place of beginning; thence West 330.0 feet; thence North 825.0 feet to the place of beginning.

Parcel 2:

The W1/2 SW1/4 and the W1/2 E1/2 SW1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4 SE1/4 of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 3 and 4 of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 SE1/4 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The SE1/4 SW1/4 of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The NW1/4 (Also described as Government Lots 1 and 2 and the E1/2 NW1/4) of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

a e g
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(continued)

(legal description continued)

Parcel 6:

The SW1/4 and the W1/2 W1/2 SE1/4 of Section 7, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 7:

The N1/2 NW1/4, the SW1/4 NW1/4 and the N1/2 N1/2 SE1/4 NW1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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