



THIS SPACE RESERVED FOR RECORD

**2014-013357**  
Klamath County, Oregon  
12/29/2014 02:55:01 PM  
Fee: \$47.00

After recording return to:

Timothy M. Garner and Kathryn Kells  
Garner, Trustees of the Garner Family Trust  
Dated March 29, 1996

8818 North Butte Road

Live Oak, CA 95953

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

Timothy M. Garner and Kathryn Kells  
Garner, Trustees of the Garner Family Trust  
Dated March 29, 1996

8818 North Butte Road

Live Oak, CA 95953

Escrow No. MT102149CT

Title No. 0102149

SWD r.020212

### STATUTORY WARRANTY DEED

**Patricia Brown,**

Grantor(s), hereby convey and warrant to

**Timothy M. Garner and Kathryn Kells Garner, Trustees of the Garner Family Trust Dated March 29, 1996,**

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:

All those portions of Government Lot 7 and Government Lot 8 and the W1/2 W1/2 W1/2 NE1/4 lying North of the existing highway as now located, in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, and SE1/4 SW1/4; W1/2 W1/2 SW1/4 SE1/4 of Section 15, Township 33 South, Range 7 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:

4700

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 26 day of Dec., 2014

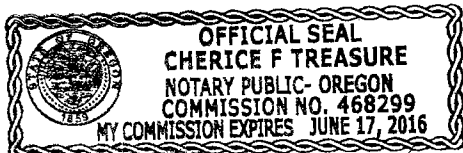
  
Patricia Brown

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 26, 2014 by Patricia Brown.



(Notary Public for Oregon)



My commission expires 6/17/2016