



THIS SPACE RESERVED FOR RECORD

2015-000021
Klamath County, Oregon
01/02/2015 12:24:58 PM
Fee: \$47.00

After recording return to:

Leo Hammer

3616 Rio Vista Way

Klamath Falls, OR 97603

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

Leo Hammer

3616 Rio Vista Way

Klamath Falls, OR 97603

Escrow No. MT102208SH

Title No. 0102208

SWD r.020212

STATUTORY WARRANTY DEED

Northern Pacific Rail Transportation Trust, Trust #36-1202043, Trustee JE Batzer,

Grantor(s), hereby convey and warrant to

Leo Hammer,

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 16 in Block 11 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 29th day of DECEMBER, 2014.

Northern Pacific Rail Transportation Trust, Trust #36-1202043, Trustee JE Batzer

ⓧ BY: *JE Batzer as trustee and not personally*
JE Batzer, Trustee

State of Oregon
County of JACKSON

This instrument was acknowledged before me on DECEMBER 29, 2014 by JE Batzer^{BATZER}, Trustee of the Northern Pacific Rail Transportation Trust, Trust #36-1202043.



J. Trumble
(Notary Public for Oregon)
My commission expires 9-7-2016