



2015-005127
Klamath County, Oregon
05/19/2015 02:28:52 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles W. Harshbarger and Amy M. Harshbarger

7077 Bluebelle Way

Springfield, OR 974787430

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

Charles W. Harshbarger and Amy M. Harshbarger

7077 Bluebelle Way

Springfield, OR 974787430

File No. 47376AM

STATUTORY WARRANTY DEED

**Sean McGann and Claudia Lucero Fernandez-McGann,
as Tenants by the Entirety**

Grantor(s), hereby convey and warrant to

Charles W. Harshbarger and Amy M. Harshbarger, 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 located in the E1/2 SW1/4 of Section 3, Township 23 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon being more particularly described as follows:**

**Beginning at a point 1188 feet North of the South quarter corner of Section 3, Township 23, Range 10 East of
the Willamette Meridian, Klamath County, Oregon; thence West 330 feet; thence North 132 feet; thence East
330 feet; thence South 132 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-003C0-01000-000 R135320

The true and actual consideration for this conveyance **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:

Return to:

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 18 day of MAY, 2015.

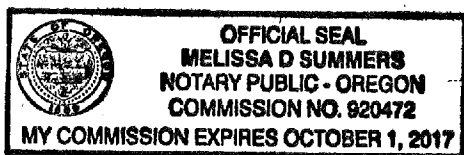
✓ [Signature]
Sean McGann,

✓ [Signature]
Claudia Lucero Fernandez-McGann,

State of Oregon } ss
County of Lane }

On this 18th day of May, 2015, before me, Melissa Summers, a Notary Public in and for said state, personally appeared Sean McGann and Claudia Lucero Fernandez-McGann, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public for the State of OR
Residing at: Oregon Community Credit Union
Commission Expires: 10-1-17