

RECORD AND RETURN TO:
NARCISO VARGAS
667 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601
FILE NO. MCM-426125-SS

2015-006245
Klamath County, Oregon
06/16/2015 09:27:40 AM
Fee: \$52.00

Mail Tax Statements to:
NARCISO VARGAS
667 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

This document prepared by:
Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
844-879-7016

STATUTORY WARRANTY DEED

KENNETH K. FARMER AND SEVOLA F. FARMER, HUSBAND AND WIFE, of 667 CALIFORNIA AVENUE, Klamath Falls, OR 97601 Grantor(s), convey and warrant to **NARCISO VARGAS, A MARRIED MAN**, of 667 California Avenue, Klamath Falls, OR 97601 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 ATTACHED EXHIBIT "A"

Being all of the same Property conveyed to KENNETH K. FARMER AND SEVOLA F. FARMER, HUSBAND AND WIFE by virtue of a Warranty Deed dated July 26, 2000 and recorded July 31, 2000 among the Official Property Records of Klamath County, Oregon as Book M00 Page 27948.

Account:
Map & Tax Lot: R-3809-032BC-00100-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$35,000.00, which is paid by an Accommodator as part of an IRC 1031 Exchange. (Here comply with requirements of ORS 93.030.)

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 955, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed this 11th day of June, 2015.

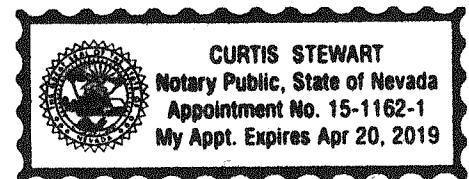
Kenneth K. Farmer AKA. Kenneth K. Farmer -
KENNETH K. FARMER
Sevola F. Farmer
SEVOLA F. FARMER

STATE OF Nevada
COUNTY OF CLARK

This instrument was acknowledged before me on June 11, 2015, by KENNETH K. FARMER and SEVOLA F. FARMER.

Witness my hand and seal this 11th day of June, 2015.

Curtis Stewart
Notary Public for the State of Nevada
My Commission Expires: 4-20-2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 103 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R474043