

2015-011642

Klamath County, Oregon

10/23/2015 10:18:15 AM

Fee: \$52.00



After recording return to:
Shelly Golden
3715 Schooler Court
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Shelly Golden
3715 Schooler Court
Klamath Falls, OR 97603

File No.: 7021-2481300 (MS)
Date: October 21, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dan Martin Construction INC, an Oregon corporation, Grantor, conveys and warrants to **Shelly Golden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$PURSUANT TO A 1031 TAX DEFERRED 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 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

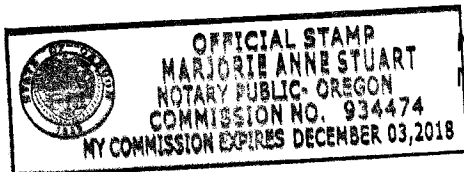
Dated this 21st day of OCT, 2015.

Dan Martin Construction INC, an Oregon corporation

By [Signature]
Jackie Martin, Secretary

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21st day of OCT, 2015 by Jackie Martin as Secretary of Dan Martin Construction INC, on behalf of the corporation.



Notary Public for Oregon
My commission expires: 12/3/18

APN: R590881

Statutory Warranty Deed
- continued

File No.: 7021-2481300 (MS)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 11 of Tract 1533 - Hidden Valley - Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy