



2015-012086
Klamath County, Oregon
11/04/2015 10:34:28 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randall P. Bancroft
2019 Manzanita
Klamath Falls, OR 97601

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

Randall P. Bancroft
2019 Manzanita
Klamath Falls, OR 97601
File No. 66791AM

STATUTORY WARRANTY DEED

Alfonso A. Lerma and Laura A. Lerma as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Randall P. Bancroft,

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 15 in Block 12, TRACT NO 1112, eighth addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


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:

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.

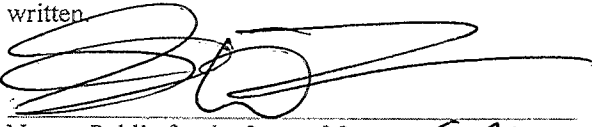
Dated this 28th day of OCT, 2015


Alfonso A. Lerma


Laura A. Lerma

State of Oregon } ss
County of Klamath }

On this 28th day of OCT., 2015, before me, Stan W. Boylan, a
Notary Public in and for said state, personally appeared Alfonso A. Lerma and Laura A. Lerma, ~~known~~ or identified to me to be
the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he~~/she/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.



Notary Public for the State of ~~Oregon~~ CALIFORNIA
Residing at: LANCASTER, CA
Commission Expires: 07-02-2017

