



2015-013955
Klamath County, Oregon
12/31/2015 09:08:11 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lee Sukraw and First American Exchange Company
LLC, a Delaware Limited Liability Company, as
qualified intermediary

1881 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

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

Lee Sukraw and First American Exchange Company
LLC, a Delaware Limited Liability Company, as
qualified intermediary

1881 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

File No. 79322AM

STATUTORY WARRANTY DEED

Dirk DeGroot,

Grantor(s), hereby convey and warrant to

Lee Sukraw,

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:

All that portion of Lots 8 and 9, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

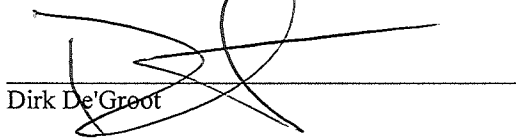
Beginning at a point on the line between Lots 9 and 10 of said Block 13, 50 feet distant from the Westerly line of MonClaire Street; thence Southwesterly and parallel to MonClaire Street to the Northerly line of Cross Street; thence Northwesterly along the said line of Cross Street to the most Westerly corner of Lot 8 aforesaid; thence Northeasterly along the Westerly line of Lots 8 and 9 to the most Northerly corner of said Lot 9; thence Southeasterly along the aforesaid line between Lots 9 and 10, 50 feet to the point of beginning.

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.

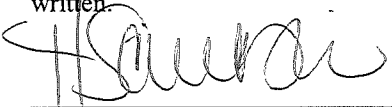
Dated this 30 day of Dec, 2015


Dirk DeGroot

State of Oregon } ss
County of Klamath }

On this 30 day of December, 2015, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Dirk DeGroot, 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
Residing at: Klamath Falls, Oregon
Commission Expires: January 9, 2018

