



2016-000430
Klamath County, Oregon
01/15/2016 01:20:07 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carol J. Pitzer, Successor Trustee of The Pitzer Family
Trust, U.A.D. June 3, 1994
5940 Springcrest Way
Klamath Falls, OR 97603

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

Carol J. Pitzer, Successor Trustee of The Pitzer Family
Trust, U.A.D. June 3, 1994
5940 Springcrest Way
Klamath Falls, OR 97603
File No. 83734AM

STATUTORY WARRANTY DEED

Nash Properties LLC,

Grantor(s), hereby convey and warrant to

Carol J. Pitzer, Successor Trustee of The Pitzer Family Trust, U.A.D. June 3, 1994 ,

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:

The following described real property in Klamath County, State of Oregon:

Beginning at a point South 89° 18' East a distance of 548.4 feet from the Southeast corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and running thence North 0° 42' East a distance of 129.45 feet; thence South 89° 19' East, a distance of 63.6 feet; t hence South 0° 42' West, a distance of 129.45 feet; thence North 89° 18' West, a distance of 63.6 feet to the point of beginning.

ALSO

Beginning at a point on the Northerly line of Main Street which is South 89° 10' East 103.3 feet from the Southeast corner of Lot 8 of Block 5 of WILLIAMS ADDITION to the City of Klamath Falls, Oregon; thence North 0° 42' East 129.45 feet; thence South 89° 18' East 65.1 feet; thence South 0° 42' West 129.45 feet; thence North 89° 18' West 65.1 feet to the point of beginning, all in WILLIAMS ADDITION to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **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:

Handwritten signature

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 14 day of January, 2016.

Nash Properties, LLC, an Oregon limited liability company

By: [Signature]
William C. Nash, Member

By: [Signature]
Lois Dian Nash, Member

State of Oregon } ss
County of Klamath }

On this 14 day of January, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared William C. Nash and Lois Dian Nash, Members for Nash Properties, LLC, an Oregon limited liability company, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County 01/17/2016
Commission Expires: _____

