

2016-001483

Klamath County, Oregon

02/16/2016 02:12:27 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:		
Susie W. Kaylor, Exchangor		
407 W Calle	Moncayo	
Sahuarita, A	Z 85629	
shall be sent to	e is requested all tax statements to the following address: ylor, Exchangor	
407 W Calle	Moncayo	
Sahuarita, A	Z 85629	
File No.	78782AM	

STATUTORY WARRANTY DEED

Robert Andrus, Jr. and Lisa K. Andrus, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Susie W. Kaylor,

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 411, RUNNING Y RESORT, PHASE 6, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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:

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 12 day of reburary ,2016.
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2 / Calor
Robert Andrus Jr. 1
Q Makandub
Lisà K. Andrus
State of ss
County of}
On this day of February, 2016, before me, a Notary Public in and for said state
On this day of February, 2016, before me, a Notary Public in and for said state personally appeared Robert Andrus, Jr. and Lisa K. Andrus, 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
Residing at:
Commission Expires:
•

CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that documents.

State of California	
County of Sacramento	
On $\frac{2/12/16}{}$ before me, M. White, Notary Pr	ublic, personally appeared
Robert Andrus JR and Lisa K. Andrus	proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is acknowledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s), o acted, executed the instrument.	are subscribed to the within instrument and his/her/their/authorized capacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws o	f the State of California that the foregoing
paragraph is true and correct.	
Signature ———————————————————————————————————	d Document)
Signer Information	
Name:	
Capacity Claimed by the Signer:Individual(s)Corporate Officer: Title Partner(s)Attorney-in-FactTrustee(s)Other	