



2016-002165
Klamath County, Oregon
02/26/2016 11:13:25 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rex Gibson

1245 S 3rd St

Bend, OR 97702

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

Rex Gibson

1245 S 3rd St

Bend, OR 97702

File No. 79540AM

STATUTORY WARRANTY DEED

AMDBS, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Rex Gibson,

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:

A parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon, being the Northwestern 100.00 feet of Lots 5 and 6 of Block 37, "Original Town of Linkville", a duly recorded subdivision in said Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 37 of said "Original Town of Linkville"; thence South 50 degrees 55' 00" East along the Southwesterly boundary of said Lot 5 a distance of 100.00 feet; thence leaving said lot line North 39 degrees 05' 00" East a distance of 130.25 feet to a point on the Northeasterly boundary of Lot 6 of said Block 37; thence North 50 degrees 55' 00" West along said lot boundary a distance of 100.00 feet to the most Northerly corner of said Lot 6; thence South 39 degrees 05' 00" West along the Northwestern boundary of said Lots 5 and 6 a distance of 130.25 feet to the point of beginning.

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 17 day of February, 2016.

AMDBS, LLC, an Oregon limited liability company

By: Elizabeth R. Holliday
Elizabeth Holliday, Member

State of California } ss
County of San Diego }

On this 17th day of February, 2016, before me, K. McDonald a Notary Public in and for said state, personally appeared Elizabeth Holliday, member of AMDBS, 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.

K. McDonald
Notary Public for the State of California
Residing at: San Diego
Commission Expires: May 2, 2018

