

RECORDING COVER SHEET
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

2016-006022

Klamath County, Oregon

06/08/2016 10:55:51 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

David Kostrikin and Marybeth E Kostrikin

PO Box 655

Canby, OR 97013

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)
Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
Virgin Enterprises, LLC an Oregon Limited Liability Company

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
David Kostrikin and Marybeth E Kostrikin

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ _____

☒ Other

5) SEND TAX STATEMENTS TO:

David and Marybeth Kostrikin

PO Box 655

Canby, OR 97013

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of Amerititle to correct

Legal Description _____

previously recorded in Book 2016 and page 005820, or as Fee Number _____."

Return to:

Amerititle



THIS SPACE RESERVED

2016-005820

Klamath County, Oregon

06/03/2016 03:58:52 PM

Fee: \$47.00

After recording return to:

David Kostrikin and Marybeth E. Kostrikin

P.O. Box 655

Canby, OR 97013

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

David Kostrikin and Marybeth E. Kostrikin

P.O. Box 655

Canby, OR 97013

File No. 105652AM

STATUTORY WARRANTY DEED

Virgin Enterprises, LLC,
an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

David Kostrikin and Marybeth E. Kostrikin, as Tenants by the Entirety

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:

That portion of the NE1/4 of the SW1/4 of Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the Dalles-California Highway U.S. 97 and that portion of the SE1/4 of the SW1/4 and Government Lot 4 in Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the Dalles-California Highway U.S. 97.

SAVING AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded August 4, 1952 in Volume 256, page 119, Deed Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-018C0-00100-000

R-2310-018C0-00400-000

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:

Return to:

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 26 day of May, 2016

Virgin Enterprises, LLC,
an Oregon limited liability company

By: Mary Wendling, Trustee
Mary Wendling, Trustee

State of Oregon } ss.
County of Washington }

On this 26 day of May, 2016, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Mary Wendling known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Managing Member of Virgin Enterprises, LLC and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa M. Ives
Notary Public for the State of Oregon
Residing at: 22 Pine
Commission Expires: 10/13/17

