

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2016-008262

Klamath County, Oregon

08/04/2016 02:23:07 PM

Fee: \$67.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 105652AM

This document is being re-recorded at the request of AmeriTitle to add correct legal, that failed to be added with previous re-record as previously recorded in 2016-006022.

Please print or type information.

1**AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: David Kostrikin and Marybeth E KostrikinAddress: PO Box 655City, ST Zip: Canby, OR 97013**2****TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3****DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Virgin Enterprises, LLC an Oregon Limited Liability Company

Grantor Name: _____

4**INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: David Kostrikin and Marybeth E Kostrikin

Grantee Name: _____

5

For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:Name: NO CHANGE

Address: _____

City, ST Zip: _____

6**TRUE AND ACTUAL CONSIDERATION –**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0**7****TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A

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.

AFTER RECORDING RETURN TO:

David Kostrikin and Marybeth E Kostrikin

PO Box 655

Canby, OR 97013

2016-006022

Klamath County, Oregon

06/08/2016 10:55:51 AM

Fee: \$52.00

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:
(If applicable)

☐ FULL
☐ PARTIAL

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

\$ _____

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

**2016-005820**

Klamath County, Oregon

06/03/2016 03:58:52 PM

Fee: \$47.00

THIS SPACE RESERVED

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 EntiretyGrantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

See attached exhibit "A"

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:
AmeriTitle

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 Deschutes)

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: San Francisco
Commission Expires: 10/13/17

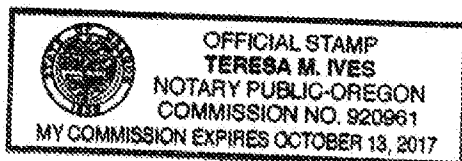


EXHIBIT "A"

Parcel 1 of Land Partition 4-16 situated in the SW1/4 of Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded May 4, 2016 in Volume 2016-004517, Microfilm Records of Klamath County, Oregon.

Unofficial
Copy