



2016-010560

Klamath County, Oregon

10/04/2016 04:19:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Builders Wholesale Stone LLC

10850 SW Leveton Drive

Tualatin, OR 97062

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

Builders Wholesale Stone LLC

10850 SW Leveton Drive

Tualatin, OR 97062

File No. 118846AM

STATUTORY WARRANTY DEED

Alden J. Swendsen and Carol A. Swendsen, Trustees of the A & C Swendsen Family Revocable Living Trust
dated 05/13/2011,

Grantor(s), hereby convey and warrant to

Builders Wholesale Stone LLC ,

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 tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the NW corner of the W1/2 SE1/4 of said Section 27; thence North 89° 55' 42" East 683.09 feet
to the True Point of Beginning of this description; thence North 89° 55' 42" East 636.09 feet; thence South
00° 21' 21" East 672.94 feet; thence West 640.27 feet; thence North 672.17 feet to the true point of
beginning.**

**EXCEPTING THEREFROM a tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as
follows:**

**Beginning at the Northwest corner of the W1/2 SE1/4 of said Section 27; thence North 89° 55' 42" East
683.09 feet to the true point of beginning of this description; thence North 89° 55' 42" East 318.05 feet;
thence South approximately 672.55 feet to a point 320.13 feet West of the East line of said W1/2 SE1/4
Section 27; thence West 320.14 feet; thence North 672.17 feet to the true point of beginning.**

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

R-2310-02700-00500-000

The true and actual consideration for this conveyance is **\$629,900.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

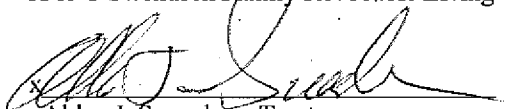
Return to:

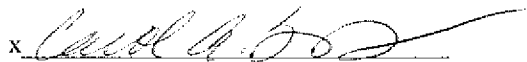


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29 day of 9, 16.

A & C Swendsen Family Revocable Living Trust dated 05/13/2011, by



Alden J. Swendsen, Trustee

x 
Carol A. Swendsen, Trustee

State of Oregon } ss.
County of Deschutes }

On this 29 day of September, 2016, before me, Melody R. Zweigart, a Notary Public in and for said state, personally appeared Alden J. Swendsen and Carol A. Swendsen, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of A & C Swendsen Family Revocable Living Trust, and acknowledged to me that they 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.


Notary Public for the State of Oregon
Residing at: Bend, OR 97707
Commission Expires: Oct. 18, 2016

