



THIS SPACE RESER

2016-012785  
Klamath County, Oregon  
12/01/2016 02:06:00 PM  
Fee: \$52.00

After recording return to:

Robin Cartwright

3609 Herons Landing Dr

Reno, NV 89502

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

Robin Cartwright

3609 Herons Landing Dr

Reno, NV 89502

File No. 140155AM

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### STATUTORY WARRANTY DEED

**Ronald W. Ketler and Julie A. Ketler, husband and wife as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Robin Cartwright,**

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:

**SEE ATTACHED EXHIBIT "A"**

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 29 day of November, 2016.

Ronald W. Ketler  
Ronald W. Ketler

Julie A. Ketler  
Julie A. Ketler

State of Oregon}ss.  
County of Klamath}

On this 29<sup>th</sup> day of November, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Ronald W. Ketler and Julie A. Ketler known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Stacy Marie Howard  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 10-19-19



## EXHIBIT "A"

### PARCEL 1:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Northwesterly and parallel to the Southwesterly line of Tenth Street, a distance of 50 feet to the Southeasterly line of Lincoln Street; thence Northeasterly along said line of Lincoln Street 90 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the following described parcel of real property:

Beginning at a point on the line between Lots 7 and 8 of Block 56, Nichols Addition to the City of Klamath Falls, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7, and running thence Southeasterly parallel with Tenth Street, a distance of 2 feet; thence Southwesterly parallel with Lincoln Street, a distance of 25 feet; thence Northwesterly parallel with Tenth Street, a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.

### PARCEL 2:

A portion of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet to the true point of beginning; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Southeasterly parallel to the Southwesterly line of Tenth Street, a distance of 50 feet; thence Northeasterly parallel to the Southeasterly line of Lincoln Street, a distance of 90 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the point of beginning.

Beginning at a point on the Northeasterly line of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence Northeasterly parallel with Lincoln Street, a distance of 44 feet and 9 inches, more or less, to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

Beginning at a point on the line between Lots 7 and 8 of Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7 and running thence Southeasterly parallel with Tenth Street a distance of 2 feet; thence Southwesterly parallel with Lincoln Street a distance of 25 feet; thence Northwesterly parallel with Tenth Street a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.