



2017-001162

Klamath County, Oregon

02/03/2017 01:43:00 PM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Ronald George Matock & Marc Matthew Matock

1780 Countrywood Ct

Walnut Creek, CA 94598

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

Ronald George Matock & Marc Matthew Matock

1780 Countrywood Ct

Walnut Creek, CA 94598

File No. 147924AM

STATUTORY WARRANTY DEED

**Lyle E. Hall, as to Parcel One
and Lyle E. Hall and Kitty Hall, as Tenants by the Entirety, as to Parcel Two,**

Grantor(s), hereby convey and warrant to

**Ronald George Matock, as to an undivided 1/2 interest and Marc Matthew Matock, as to an undivided 1/2
interest, as Tenants in Common**

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:

Parcel One

**Lot 10 and the Southeasterly 15 feet of Lot 11 in Block 17 of INDUSTRIAL ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon. The whole being a rectangular piece of land 40 feet wide and 115 feet long, facing 40 feet on
East Main Street.**

Parcel Two

**Beginning at a point on East Main Street, which is the intersection of said East Main Street with the
Northerly line of Lot 13 in Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, running thence
Southerly along the Easterly line of said East Main Street to a point which is 10 feet Southerly from the
Northerly line of Lot 11, in Block 17, thence Northeasterly on a line parallel to the Northerly line of said Lot
11 to the alley in said Block 17; thence along the Westerly line of said alley to the Northerly line of said Lot
13; thence Southwesterly to the point of beginning.**

**The same being all of Lots 12 and 13 and the Northwesterly 10 feet of Lot 11 in said Block 17, INDUSTRIAL
ADDITION to the City of Klamath Falls, Oregon.**

**The true and actual consideration for this conveyance 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 15th day of Feb, 2017.

Lyle E. Hall
Lyle E. Hall

Kitty Hall
Kitty Hall

State of OR } ss
County of Klamath }

On this 15th day of Feb, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Lyle E. Hall and Kitty Hall, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17

