



THIS SPACE RESER

2017-004450
Klamath County, Oregon
04/28/2017 10:20:00 AM
Fee: \$47.00

After recording return to:

Roman C. Rodgers
1920 Homedale
Klamath Falls, OR 97603

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

Roman C. Rodgers
1920 Homedale
Klamath Falls, OR 97603
File No. 161593AM

STATUTORY WARRANTY DEED

Lafe Z. Smith and Margaret C. Smith, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Roman C. Rodgers,

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 1 Land Partition 8-16, situated in the N1/2 NW1/4 of Section 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, recorded October 24, 2016 in 2016-011291, Microfilm Records of Klamath County, Oregon.

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 27 day of April, 2017.

Lafe Z. Smith
Margaret C. Smith
Margaret C. Smith

State of Oregon } ss
County of Klamath }

On this 27th day of April, 2017, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Lafe Z. Smith and Margaret C. Smith, 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.

Howard
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-19

