



2017-004758

Klamath County, Oregon

05/05/2017 02:47:00 PM

Fee: \$52.00

THIS SPACE RESERVE

After recording return to:

The Garner Family Trust

8818 N Butte Rd

Live Oak, CA 95953

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

The Garner Family Trust

8818 N Butte Rd

Live Oak, CA 95953

File No. 164653AM

STATUTORY WARRANTY DEED

Ronald A. Bonham,

Grantor(s), hereby convey and warrant to

Timothy A. Garner and Kathryn K. Garner, Trustees of the Garner Family Trust dated March 29, 1996

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 2 of Land Partition 25-95 situated in the SW1/4 and the SE1/4 NW1/4 of Section 28, and the E1/2 and the SE1/4 NW1/4 of Section 29, Township 37 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

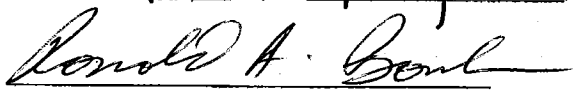
The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

520000

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 4th day of May, 2017


Ronald A. Bonham

State of Oregon } ss
County of Klamath }

On this _____ day of May, 2017, before me, Heather Seirba a Notary Public in and for said state, personally appeared Ronald A. Bonham, 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.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

See attached

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of CONTRA COSTA

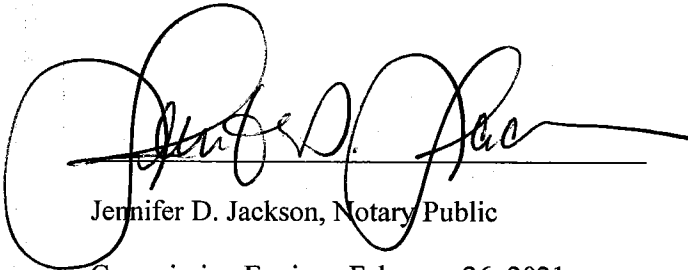
On May 4, 2017 before me, JENNIFER D. JACKSON, NOTARY PUBLIC, personally appeared
(Date) (Name of notary public)

Ronald A. Bonham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Jennifer D. Jackson, Notary Public

Commission Expires: February 26, 2021



SEAL

Description of Attached Document:

Title or Type of Document:

Statutory Warranty Deed

Document Date:

5/4/17

Number of Pages:

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