



2017-005390

Klamath County, Oregon

05/16/2017 03:34:00 PM

Fee: \$52.00

RECORD AND RETURN TO:

Myra Stroh and Jason Douglas Stroh
6805 APT A Airway Drive
Klamath Falls, OR 97603
File No. 748312

Mail Tax Statements to:

Myra Stroh and Jason Douglas Stroh
6805 APT A Airway Drive
Klamath Falls, OR 97603

This document prepared by:

Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
844-879-7016

STATUTORY QUIT CLAIM DEED

MYRA STROH, of 6805 APT A Airway Drive, Klamath Falls, OR 97603, Grantor(s), hereby release(s) and quitclaim(s) to **MYRA STROH AND JASON DOUGLAS STROH, WIFE AND HUSBAND**, of 6805 APT A Airway Drive, Klamath Falls, OR 97603, Grantee(s), all right, title and interest in and to 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"

Being all of the same Property conveyed to Grantor by virtue of a Statutory Warranty Deed recorded January 31, 2006 among the Official Property Records of Klamath County, Oregon as Instrument M06-01946.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
R567602

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$0.00, which is paid by an Accommodator as part of an IRC 1031 Exchange. (Here comply with requirements of ORS 93.030.)

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 955, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 24 day of April, 2017.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Myra Stroh
Myra Stroh

STATE OF OREGON
COUNTY OF CLATSOP

This instrument was acknowledged before me on APRIL 24, 2017 by Myra Stroh.

Witness my hand and seal this 24th day of APRIL, 2017.

Jo Ann R Siebecke
Notary Public for the State of OR
My Commission Expires: 7.6.17



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A tract of land situated in the SE1/4 SW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the North line of the County Road known as Airway Avenue and the West line of "G" Lateral, also known as "A-4" Lateral, described in deed to the United States of America, recorded June 3, 1910, in Deed Book 29 at Page 277, records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in Deed to the United States of America recorded June 3, 1910 in Deed Book 29 at Page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along North line of Airway Avenue 332 feet to the point of beginning.