



THIS SPACE RESERVED FOR RE

2017-008455

Klamath County, Oregon

07/28/2017 01:28:00 PM

Fee: \$47.00

After recording return to:

Beverly Jo Powell

23030 Donna Lane

Bend, OR 97701

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

Beverly Jo Powell

23030 Donna Lane

Bend, OR 97701

File No. 181800AM

STATUTORY WARRANTY DEED

Mark A. Garner and Astrid E. Garner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Beverly Jo Powell,

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:

A tract of land 55' x 107' in size consisting of portion of Lots 3, 4 and 5 of Block 42 of FIRST 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, described as follows:

Beginning at a point on the Easterly line of 4th Street, 55 feet Southeasterly from the Northwesterly corner of said Block 42; thence Southeasterly and along the said Easterly line of 4th Street a distance of 55 feet; thence Northeasterly and parallel with Lincoln Street a distance of 107 feet; thence Northwesterly and parallel with said 4th Street a distance of 55 feet; thence Southwesterly and parallel with said Lincoln street a distance of 107 feet to the place of beginning.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 26 day of July, 2017.

[Signature]
Mark A. Garner

[Signature]
Astrid E. Garner

State of California } ss Sonoma
County of Sonoma

On this 26 day of July, 2017, before me, A. Adamson a Notary Public in and for said state, personally appeared Mark A. Garner and Astrid E. Garner, 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.

[Signature]
Notary Public for the State of California

Residing at: Sonoma

Commission Expires: 10/28/19

