



THIS SPACE RESERVED FOR

2017-013872  
Klamath County, Oregon  
12/05/2017 02:43:04 PM  
Fee: \$47.00

After recording return to:

Peter C. Herrlich

5796 Bartlett Ave

Klamath Falls, OR 97603

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

Peter C. Herrlich

5796 Bartlett Ave

Klamath Falls, OR 97603

File No. 194834AM

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### STATUTORY WARRANTY DEED

**Jeffrey L. Holcomb and Kelly K. Holcomb, with the rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Peter C. Herrlich,**

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:

**The South 744 feet of the following described parcel:**

**All that portion of the SW1/4 SE1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying East of "G" Canal, and Southerly and Westerly of Hill Road.**

The true and actual consideration for this conveyance is **\$388,956.00** 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 29 day of November, 2017.

X Jeffrey L. Holcomb  
Jeffrey L. Holcomb

X Kelly K. Holcomb  
Kelly K. Holcomb

State of Oregon } ss  
County of Jackson

On this 29 day of November, 2017, before me, Katelynn Owens a  
Notary Public in and for said state, personally appeared Jeffrey L. Holcomb and Kelly K. Holcomb, 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.

Katelynn Owens  
Notary Public for the State of Oregon

Residing at: Jackson

Commission Expires: March 8, 2021

