



THIS SPACE RESERVED FOR

2018-003590
Klamath County, Oregon
03/23/2018 03:20:01 PM
Fee: \$47.00

After recording return to:

Rebecca T. Nonweiler Trustee of the R. Nonweiler
Living Trust, dated January 9, 2014, and any
amendments thereto

2934 Anchor Way

Klamath Falls, OR 97601

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

Rebecca T. Nonweiler Trustee of the R. Nonweiler
Living Trust, dated January 9, 2014, and any
amendments thereto

2934 Anchor Way

Klamath Falls, OR 97601

File No. 217607AM

STATUTORY WARRANTY DEED

Jane E. Rider, Trustee of the Jane Elizabeth Rider Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Rebecca T. Nonweiler Trustee of the R. Nonweiler Living Trust, dated January 9, 2014, and any amendments thereto,

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:

Lot 76, Fourth Addition to Harbor Isles, Tract 1347, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-3809-019BD-00400-000

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The true and actual consideration for this conveyance is \$365,000.00.

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 19 day of March, 2018.

Jane Elizabeth Rider Revocable Living Trust

By: Jane E. Rider, Trustee
Jane E. Rider - Trustee

State of OREGON} ss.
County of JACKSON}

On this 19 day of March, 2018, before me, Melissa Bland a Notary Public in and for said state, personally appeared Jane E. Rider known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Jane Elizabeth Rider Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa B. Bland
Notary Public for the State of OREGON»
Residing at: OREGON
Commission Expires: April 20, 2018

