



THIS SPACE RESERVED FOR F

**2018-006650**

**Klamath County, Oregon**

**05/31/2018 02:39:01 PM**

**Fee: \$47.00**

After recording return to:

Randall A. Hirschbock and Rebecca D. Hirschbock

3990 Cross Rd

Klamath Falls, OR 97603

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

Randall A. Hirschbock and Rebecca D. Hirschbock

3990 Cross Rd

Klamath Falls, OR 97603

File No. 225691AM

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### STATUTORY WARRANTY DEED

**P & E Rentals, LLC,  
an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Randall A. Hirschbock and Rebecca D. Hirschbock as Tenants by the Entirety,**

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:

**That portion of the NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the initial point, being the angle point of the Northeasterly and Southeasterly right of way lines of the U.S.B.R. I-G-2-A Drain, as marked by a 5/8" iron pin with Tru-Line Surveying plastic cap, from which the Northwest corner of said Section 16 bears North 34°55'33" West 1449.84 feet; thence, along the said Southeasterly right of way line North 40°55'00" East 368.82 feet, on the arc of a curve to the left (radius equals 366.48 feet and central angle equals 17°55'00") 114.60 feet and North 23°00'00" East 586.49 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad; thence along the said right of way line, on the arc of a curve to the left (radius point bears North 56°50'55" East 1482.47 feet and central angle equals 07°26'10") 192.40 feet and South 40°35'15" East 1470.68 feet; thence, West 1312.95 feet to a point on the said Northeasterly right of way line of the U.S.B.R. I-G-2-A Drain; thence North 39°15'38" West 458.86 feet to the point of beginning.**

The consideration paid for the transfer 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:

47

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 30 day of may, 2018.

P & E Rentals, LLC, an Oregon limited liability company

By: Pete O'Neil  
Pete O'Neil, Member

State of Oregon } ss  
County of Klamath }

On this 30 day of May, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Pete O'Neil, Member of P & E Rentals, LLC 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 Oregon  
Residing at: Klamath Falls OR

Commission Expires: Nov 06, 2020

