



THIS SPACE RESERVED FOR

2018-007118

Klamath County, Oregon

06/12/2018 03:08:00 PM

Fee: \$87.00

After recording return to:

Randall P. Bancroft and Belinda V. Bancroft

2019 Manzanita St.

Klamath Falls, OR 97601

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

Randall P. Bancroft and Belinda V. Bancroft

2019 Manzanita St.

Klamath Falls, OR 97601

File No. 241843AM

STATUTORY WARRANTY DEED

Charleen K. Houston,

Grantor(s), hereby convey and warrant to

Randall P. Bancroft and Belinda V. Bancroft, 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:

A portion of Lots 15 and 16, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 15, Block 40; thence North 21 degrees 14' West 80 feet; thence North 68 degrees 46' East 99.70 feet; thence Southeasterly 80 feet; thence Southwesterly 99.70 feet to the point of beginning.

EXCEPTING the Westerly 10 feet of Lot 15.

The consideration paid for the transfer is \$260,000.00, 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 8th day of June, 2018.

Charleen K. Houston
Charleen K. Houston

State of Oregon } ss
County of Klamath }

On this 8th day of June, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Charleen K. Houston, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 8-30-21

