



THIS SPACE RESERVED FOR

2018-010157

Klamath County, Oregon

08/23/2018 12:19:01 PM

Fee: \$87.00

After recording return to:

Jane Farrell, Exchangor and Emerald Exchange Co.
(Qualified Intermediary)

1855 W 28th Ave

Eugene, OR 97405

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

Jane Farrell, Exchangor and Emerald Exchange Co.
(Qualified Intermediary)

1855 W 28th Ave

Eugene, OR 97405

File No. 237401AM

STATUTORY WARRANTY DEED

Adell Woodruff, who acquired title as Adelle Oldenkamp,

Grantor(s), hereby convey and warrant to

Jane Farrell,

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:

**All that portion of Government Lot 3, lying East of Highway 97 in Section 10, Township 36 South, Range 7
East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Conveyance of Access Rights
recorded in Volume M87, page 11097, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$289,900.00. 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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

87 #411

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 16 day of August, 2018

Adell Woodruff
Adell Woodruff

State of Oregon } ss
County of Klamath }

On this 16 day of August, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Adell Woodruff 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

