



THIS SPACE RESERVED FOR

2018-015007

Klamath County, Oregon

12/14/2018 02:53:01 PM

Fee: \$87.00

After recording return to:

Michael Rowan

PO BOX 796

Gilchrist, OR 97737

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

Michael Rowan

PO BOX 796

Gilchrist, OR 97737

File No. 267017AM

STATUTORY WARRANTY DEED

Julie A. Fletcher and John L. Fletcher, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Michael Rowan,

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 following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 655.42 feet to the East line of the W1/2 of the NE1/4 of the NE1/4 of said Section 8; thence S. 0°07'44" E., along said East line, 435.35 feet to the true point of beginning; thence continuing along said East line S. 0°07'44" E., 435.35 feet; thence N. 89°41'52" W., 985.01 feet; thence N. 0°00'14" W., 435.98 feet; thence S. 89°39'38" E., 984.06 feet, to the true point of beginning.

PARCEL 2:

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 1638.54 feet; thence S. 0°00'14" E., 435.98 feet to the true point of beginning; thence continuing S. 0°00'14" E., 435.98 feet; thence N. 89°41'52" W., 985.00 feet to the West line of the NE1/4 of said Section 8; thence N. 0°07'13" E., along said West line, 436.61 feet; thence S. 89°39'38" E. 984.07 feet to the true point of beginning.

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

R-2409-008A0-00700-000

R-2409-008A0-00600-000

R-2409-008A0-00500-000

The consideration paid for the transfer is \$239,000.00, **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 11 day of December, 2018.

✓ John L. Fletcher 12-11-18
John L. Fletcher

✓ Julie A. Fletcher 12/11/18
Julie A. Fletcher

State of Oregon } ss
County of Clatsop }

* Susan Raye Messman

On this 11 day of December, 2018, before me, Susan Raye Messman SRM, a Notary Public in and for said state, personally appeared John L. Fletcher and Julie A. Fletcher, 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.



Susan Raye Messman
Notary Public for the State of Oregon
Residing at: Clatsop, Unapqua Bank
Commission Expires: 11-1-2020