



2019-000734

Klamath County, Oregon

01/25/2019 11:03:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Advantage Equities 12209, LLC
10220 SW Greenburg Rd, Ste 111
Portland, OR 97223

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

Same as above

File No. 272768AM

STATUTORY WARRANTY DEED

Leah A. Stump, Successor Trustee of the Revocable Living Trust of "Le Claire R. Angus and Aileene Z. Angus" dated June 13, 1997

Grantor(s), hereby convey and warrant to

Advantage Equities 12209, LLC, an Oregon Limited Liability Company

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 15 TRACT 1242 - PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And also described as follows:

That portion of the S1/2 N1/2 SE1/4 Section 33, Township 37 South, Range 9 East of the Willamette Meridian, lying East of and adjoining the Old Fort Road, as described in Order Number 2002-048 and recorded December 14, 2001 in Volume M01, page 63951.

The true and actual consideration for this conveyance is \$79,000.00. 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 24 day of January, 2019

Revocable Living Trust of "Le Claire R. Angus and Aileene Z. Angus" dated June 13, 1997

By: Leah A. Stump, Successor Trustee
Leah/Stump, Successor Trustee
/A./ *AS*

State of Oregon } ss
County of Klamath }

On this 24 day of January, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Leah A. Stump, Successor Trustee of the Revocable Living Trust of "LeClaire R Angus and Aileene Z. Angus" dated June 13, 1997 known or identified to me to be the person(s) whose name(s) is 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.

*trustee *AS*

Lisa Legget-Weatherby

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 10/19/19

