



THIS SPACE RESERVED FOR

2019-003513

Klamath County, Oregon

04/01/2019 01:58:01 PM

Fee: \$92.00

After recording return to:

Dennis Hynes

3939 South 6th St. #301

Klamath Falls, OR 97603

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

Dennis Hynes

3939 South 6th St. #301

Klamath Falls, OR 97603

File No. 282248AM

STATUTORY WARRANTY DEED

**Keith M. Anderson and Josefina V. Anderson,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Dennis Hynes, Trustee of the J & J Family Trust,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$700,000.00. **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:

12.

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 28 day of March, 2019

Keith M. Anderson
Keith M. Anderson

Josefina V. Anderson
Josefina V. Anderson

State of Oregon } ss
County of Klamath }

On this 28 day of March, 2019, before me, Heather Anne Scurba a Notary Public in and for said state, personally appeared Keith M. Anderson and Josefina V. Anderson, 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.

Heather Anne Scurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

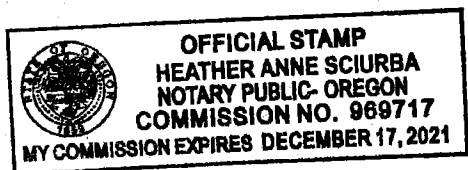


EXHIBIT 'A'

A tract of land situated in the S1/2 SW1/4 and in Government Lot 4, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 17, said point being South a distance of 1574.97 feet from the 5/8 inch iron pin marking the West one-fourth corner of said Section 17, said point being in the centerline of the County road known as the Elliott Road and said point being the Northwest corner of that strip of land as described in Deed volume 350, page 632, Klamath County Deed Records; thence South along the West line of said Section 17 and along the centerline of the Elliott Road a distance of 1066.63 feet to a 5/8 inch iron pin marking the Southwest corner of said Section 17, said point also being in the centerline of the County road known as Zuckerman Road; thence South 89° 58' 45" East along the South line of said Section 17 and along the centerline of the Zuckerman Road a distance of 2770.00 feet; thence North parallel with the West line of said Section 17 a distance of 30.00 feet to a 5/8 inch iron pin on the North line of Zuckerman Road; thence continuing North a distance of 849.85 feet to a 5/8 inch iron pin; thence North 86° 56' East a distance of 212.71 feet to a 5/8 inch iron pin; thence continuing North 86° 56' East to the Westerly bank of Lost River; thence Northwesterly along the Westerly bank of Lost River to a point that bears North 86° 56' East from the point of beginning, said point being the Northeasterly corner of that strip of land as described in deed volume 350, page 632, Klamath County Deed Records; thence following the Northerly line of said strip of land; South 86° 56' West to a 5/8 inch iron pin that is North 86° 56' East a distance of 2824.95 feet from the point of beginning; thence continuing South 86° 56' West a distance of 2794.91 feet to a 5/8 inch iron pin on the East line of the Elliott Road; thence continuing South 86° 56' West a distance of 30.04 feet to the point of beginning.

EXCEPTING road right of way along the West and South boundaries thereof.