

**2019-006568**

**Klamath County, Oregon**



**00241983201900065680020027**

**06/12/2019 09:39:54 AM**

**Fee: \$87.00**

**After recording return to:**

Julie and John Fletcher  
2520 Yellow Fir Road  
Tillamook, OR 97141

**Send tax statements to:**

Julie and John Fletcher  
2520 Yellow Fir Road  
Tillamook, OR 97141

**STATUTORY WARRANTY DEED**

**Advantage Equities 12209, LLC an Oregon limited liability company, Grantor, hereby convey and warrant to Julie A. Fletcher and John L. Fletcher, Grantee(s), the following described real property, in the County of Klamath and State of Oregon free and clear 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 follow:**

**That portion of the S1/2 N1/2 SE ¼ 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 15, 2001 in Volume M01, Page 63951.**

The true and actual consideration for this conveyance is \$0.00 and over valuable consideration pursuant to an IRC 1031 Tax Deferred Exchange.

The above-described real 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. 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.

Dated this 11<sup>th</sup> day of June, 2019.

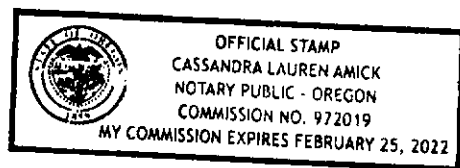
**Advantage Equities 12209, LLC, an Oregon limited liability company**

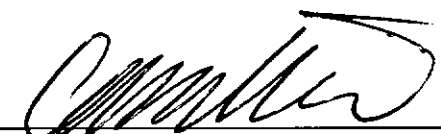
By: Equity Advantage, Incorporated, its Manager

By:   
Rachel Kotkin, Exchange Coordinator

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF WASHINGTON    )

This instrument was acknowledged before me on this 11 day of June, 2019  
by Rachel Kotkin, Exchange Coordinator for Equity Advantage, Incorporated, Manager of Advantage  
Equities 12209, LLC.



  
Notary Public for Oregon  
My commission expires: 02/25/2022