



THIS SPACE RESERVED FOR R

2019-009943

Klamath County, Oregon

08/29/2019 02:46:01 PM

Fee: \$87.00

After recording return to:

Hunter Crest Properties #3 LLC

1776 Old Fort Rd

Klamath Falls, OR 97601

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

Hunter Crest Properties #3 LLC

1776 Old Fort Rd

Klamath Falls, OR 97601

File No. 315814AM

STATUTORY WARRANTY DEED

Michael McGowan and Connie McGowan, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Hunter Crest Properties #3 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:

That portion of the N1/2 of the SW 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon, that lies between the the old The Dalles-California Highway right of way and a line called the Meander line on the West; and that portion of the N1/2 N1/2 SE1/4 SW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian that lies Westerly of the old The Dalles – California Highway.

EXCEPTING THEREFROM the portion that lies Northerly of a line that is 625 feet North of and parallel to the South boundary of the N1/2 N1/2 S1/2 SW1/4 of said Section 31, lying Westerly of the old The Dalles-California Highway.

The consideration paid for the transfer is \$231,000.00, 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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 27 day of aug, 2019.

Michael McGowan
Michael McGowan

Connie McGowan
Connie McGowan

State of Oregon } ss
County of Klamath }

On this 27 day of August, 2019, before me, RYAN E. MILLICK a Notary Public in and for said state, personally appeared Michael McGowan and Connie McGowan, 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.

Ryan E. Millick
Notary Public for the State of ~~Oregon~~ IDAHO
Residing at: ~~Klamath County~~ CUSTER COUNTY
Commission Expires: 9-21-23

