



THIS SPACE RESERVED FOR

2019-010778

Klamath County, Oregon

09/16/2019 02:53:02 PM

Fee: \$87.00

After recording return to:

Kyle J. Dean and Brittany M. Dean

11212 HWY 66

Klamath Falls, OR 97601

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

Kyle J. Dean and Brittany M. Dean

11212 HWY 66

Klamath Falls, OR 97601

File No. 313562AM

STATUTORY WARRANTY DEED

DKSmith Properties LLC, a Washington Limited Liability Company,

Grantor(s), hereby convey and warrant to

Kyle J. Dean and Brittany M. Dean, as Tenants by the Entirety,

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:

Beginning at the Southerly line of the Klamath Falls-Ashland Highway at a point which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 61°56' West 374 feet along the Southerly line of said Highway to a stake; thence South 1514.3 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Railroad; thence North 54°12' East 406.85 feet along said right of way line to an iron pin on the East line of said East half of Northwest quarter; thence North 1451.7 feet along said East line to the point of beginning, being in the East half of the Northwest quarter of Section 33, Township 39 South, Range 8 East of the Willamette Meridian.

SAVE AND EXCEPTING the following described tract: Beginning on the Southerly line of the Klamath Falls-Ashland Highway at a point which is South 135 feet from the quarter corner common to Sections 28 and 33 Township 39 South, Range 8 East of the Willamette Meridian; thence South 61°56' West 219 feet along the Southerly line of said Highway to the TRUE POINT OF BEGINNING; thence continuing South 61°56' West along the Southerly line of said Highway a distance of 155 feet; thence South 1514.30 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Road; thence North 54°12' East 173.85 feet along said right of way line to a point; thence North 0°01' West 1485.53 feet to the TRUE POINT OF BEGINNING, and being on the E1/2 of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian.

The consideration paid for the transfer is \$340,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

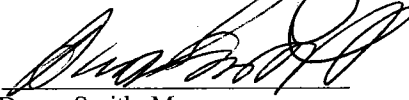
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 16 day of September, 2019

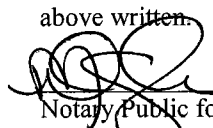
DKSmith Properties LLC, a Washington Limited Liability Company

By: 
Duane Smith, Manager

State of Oregon} ss
County of Klamath}

On this 16 day of September, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Duane Smith known or identified to me to be the Manager in the Limited Liability Company known as DKSmith Properties LLC, a Washington Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

