



THIS SPACE RESERVED FOR

2019-012134

Klamath County, Oregon

10/16/2019 10:46:01 AM

Fee: \$87.00

After recording return to:

Jane A. Carl

2036 Lavey Street

Klamath Falls, OR 97601

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

Jane A. Carl

2036 Lavey Street

Klamath Falls, OR 97601

File No. 320449AM

### STATUTORY WARRANTY DEED

**John E. Kennedy and Jeanette M. Kennedy, Trustees of the Kennedy Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Jane A. Carl,**

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:

**The Westerly 110 feet of Lot 16, Block 48, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of said Lot 16; thence South along Haskins Avenue 50 feet to the Southwest corner of said lot; thence Northeasterly along the Southerly line of said Lot 110 feet; thence Northwesterly parallel with Haskins Avenue 50 feet to Lavey Street; thence Southwesterly along Lavey Street 110 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$149,000.00. 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.

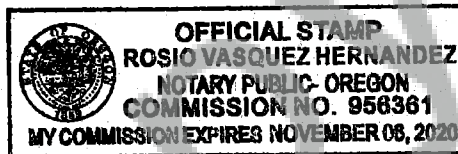
Dated this 14 day of October, 2019.

The Kennedy Revocable Living Trust

By: John E. Kennedy, Trustee  
John E. Kennedy, Trustee

By: Jeanette M. Kennedy, Trustee  
Jeanette M. Kennedy, Trustee

State of Oregon} ss.  
County of Klamath}



On this 14 day of October, 2019, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared John E. Kennedy and Jeanette M. Kennedy known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Kennedy Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: Nov 06, 2020