



THIS SPACE RESERVED FOR

2019-012983

Klamath County, Oregon

11/06/2019 08:52:01 AM

Fee: \$102.00

After recording return to:

Michael Hagan and Janet Hagan

7171 McCormack Rd.

Rio Vista, CA 94571

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

Michael Hagan and Janet Hagan

7171 McCormack Rd.

Rio Vista, CA 94571

File No. 321401AM

STATUTORY WARRANTY DEED

Jerry Franklin Luis and Florence Luis, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael James Hagan and Janet Lynne Hagan, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The consideration paid for the transfer is \$880,000.00, 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 5th day of NOV., 2019.

Jerry Franklin Luis
Jerry Franklin Luis

Florence Luis
Florence Luis

State of OR } ss
County of KLAMATH }

On this 5th day of NOV., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jerry Franklin Luis and Florence Luis, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

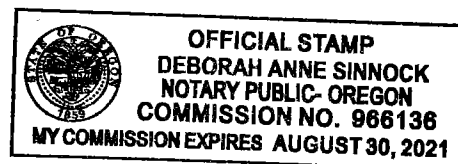


EXHIBIT "A"

321401AM

PARCEL 1:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West 348.71 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 554.07 feet to a 5/8" iron pin; thence South 784.40 feet to a 5/8" iron pin; thence South 89° 43' 16" West 554.07 feet; thence North 787.98 feet to the point of beginning.

PARCEL 2:

That portion of the N1/2 SE1/4 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the center thread of Larson Creek.

PARCEL 3:

The NE1/4 SW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom the Southern Pacific Railroad right of way.

PARCEL 4:

The N1/2 SW1/4 NW1/4 of Section 12, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following two bearings and distances; North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet to a

point; thence South 89° 54' 30" East 348.71 feet to a point; thence South 787.98 feet to a point; thence South 89° 43' 16" West 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to a point of beginning.

PARCEL 6:

A:

The NE1/4 SE1/4; the N1/2 NW1/4 SE1/4 and the N1/2 NE1/4 SW1/4 lying Easterly of the centerline of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

B:

The SW1/4 NW1/4; the W1/2 SE1/4 NW1/4 and the S1/2 SW1/4 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

C:

The E1/2 SE1/4 NE1/4; the S1/2 SE1/4 NE1/4 NE1/4 and the E1/2 N1/2 NE1/4 SE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the Southern Pacific Railroad right of way.

D:

The E1/2 SE1/4 SE1/4 Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 SE1/4 NE1/4 NE1/4 and the NE1/4 NE1/4 NE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

E:

The W1/2 SW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 W1/2 NW1/4 NW1/4 and the N1/2 S1/2 W1/2 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

F:

A parcel of land situated in the NE1/4 of Section 14 and the SE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the W1/2 NE1/4 NE1/4 of said Section 14, from which the Southwest corner of the NE1/4 NW1/4 of said Section 14 bears the following three bearings and distances:

North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W1/2 NE1/4 NE1/4 of the said Section 14, 917.91 feet to a 5/8" iron pin; thence North 00° 45' 54" West along the East line of the W1/2 NE1/4 SE1/4 of said Section 11, 1323.26 feet to a 5/8" iron pin marking the Northeast corner of the said W1/2 SE1/4 SE1/4 of said Section 11; thence North 89° 29' 28" West along the North line of the said W1/2 SE1/4 SE1/4 394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning.

G:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearing and distances; North 89° 54' 30" West, 902.78 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning South 1573.20 feet to a 5/8" iron pin; thence South 89° 16' 54" East 1129.61 feet to a 5/8" iron pin on the East line of the W1/2 SE1/4 NE1/4 of said Section 14; thence North 01° 52' 14" West along the East line of the W1/2 SE1/4 NE1/4 and W1/2 NE1/4 NE1/4 of said Section 14, 1586.50 feet to a 5/8" iron pin; thence North 89° 54' 30" West, 1077.27 feet to the point of beginning.

PARCEL 7:

The SE1/4 of the NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.