



THIS SPACE RESERVED FOR

2019-014456

Klamath County, Oregon

12/12/2019 01:59:00 PM

Fee: \$87.00

After recording return to:

Timothy F. Owens and Peggy J. Owens

115 Coronado Dr.

Lincoln City, OR 97367

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

Timothy F. Owens and Peggy J. Owens

115 Coronado Dr.

Lincoln City, OR 97367

File No. 330256AM

### STATUTORY WARRANTY DEED

**Robert C. Duggins and Sherri S. Duggins, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Timothy F. Owens and Peggy J. Owens, 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:

**Lot 2, LESS the Northeasterly 10 feet; TOGETHER WITH the Northeasterly 17.9 feet of Lot 3, all in Block 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

The true and actual consideration for this conveyance is \$180,500.00 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 10 day of Dec 2019, \_\_\_\_\_.

Robert C. Duggins  
Robert C. Duggins

Sherri S. Duggins  
Sherri S. Duggins

State of Texas } ss  
County of Hood }

On this 10<sup>th</sup> day of December, 2019, before me, Andrea Lea Townsend, a Notary Public in and for said state, personally appeared Robert C. Duggins and Sherri S. Duggins, 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.

Andrea Lea Townsend  
Notary Public for the State of Texas  
Residing at: Hood County  
Commission Expires: 10/19/2021

