



THIS SPACE RESERVED FOR

2020-000227

Klamath County, Oregon

01/07/2020 11:56:00 AM

Fee: \$87.00

After recording return to:

Rich Timm

26180 Wu Rd.

Dairy, OR 97625

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

Rich Timm

26180 Wu Rd.

Dairy, OR 97625

File No. 337830AM

STATUTORY WARRANTY DEED

Twisted Iron LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Rich Timm,

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 East 1/2 of the Southwest 1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United states of America by Deed recorded July 6, 1912, in Volume 37, page 417, Deed records of Klamath County, Oregon.

The consideration paid for the transfer is \$480,000.00, 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:

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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 3rd day of JAN., 2020.

Twisted Iron LLC, an Oregon Limited Liability Company

By: Will W. Oxley
Will W. Oxley, Member

State of OR } ss
County of Klamath }

On this 3rd day of JAN., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Will W. Oxley, Member of Twisted Iron LLC, 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

