



2020-000722
 Klamath County, Oregon
 01/17/2020 02:33:00 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 Richard M. Braden and Sondra Rene Braden
 PO Box 816
 Hughson, CA 95326

Until a change is requested all tax statements shall be sent to the following address:
 Richard M. Braden and Sondra Rene Braden
 PO Box 816
 Hughson, CA 95326
 File No. 315368AM

STATUTORY WARRANTY DEED

Jespersen Swan Lake, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Richard M. Braden and Sondra Rene Braden, 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:

In Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. The S1/2SW1/4 of Section 4, the S1/2SE1/4 of Section 5, the N1/2NE1/4, SE1/4NE1/4 and that portion of the SW1/4NE1/4 and of the NE1/4SE1/4 of Section 8 lying East of Swan Lake Road, the NW1/4 and that portion of the SW1/4 of Section 9 lying East of Swan Lake Road.

The true and actual consideration for this conveyance is \$2,600,000.00 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:

87.

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 23 day of Dec, 2019

Jespersen Swan Lake, Inc.

By: [Signature]
Leonard Jespersen, President
By: [Signature]
Julie Jespersen, Secretary

State of Oregon } ss
County of Klamath }

On this 23 day of Dec, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Leonard Jespersen, 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.

[Signature]

* and Julie Jespersen

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/31/2021

