

**2020-002820****Klamath County, Oregon**

03/05/2020 03:04:18 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Gyr Vieira4118 Cross Rd.Livermore, CA 94550

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

Robert Gyr Vieira4118 Cross Rd.Livermore, CA 94550File No. 339293AM

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**STATUTORY WARRANTY DEED****Rob D. Glenn and Teri G. Glenn, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Robert Gyr Vieira,**

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:

**A parcel of land situate in Lot 18 of the Re-Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 1/2 inch pin on the South line of Lot 18 from which the Southeast corner of said lot bears South 88° 46' East a distance of 482.09 feet; thence continuing along said South line North 88° 46' West a distance of 201.26 feet to a 1/2 inch iron pin on the Easterly right of way line of the U.S.R.S. C-1 Drain; thence along said right of way line North 14° 15' East a distance of 471.41 feet to a 1/2 inch iron pin on the Northerly line of said Lot 18; thence South 51° 09' East along said Northerly line a distance of 75.18 feet to a 1/2 inch iron pin; thence South 05° 03' 14" East a distance of 299.12 feet to a 1/2 inch iron pin; thence South 0°08' East a distance of 116.12 feet, more or less to the point of beginning.**

The consideration paid for the transfer is \$237,000.00, 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 27<sup>th</sup> day of February, 2020.

X [Signature]  
Rob D. Glenn

X [Signature]  
Teri G. Glenn

State of Florida } ss  
County of Pasco }

On this 27 day of February, 2020, before me, Carla J. Moseley a Notary Public in and for said state, personally appeared Rob D. Glenn and Teri G. Glenn, 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]  
Notary Public for the State of Florida  
Residing at: 8035 Hutchinson Dr.  
Commission Expires: 9/29/2023

