

2020-005998

Klamath County, Oregon

05/14/2020 10:32:52 AM

Fee: \$92.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the
Transaction(s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

**Owen R. Kahn
400 Thompson Lane
Petaluma, CA 94952**

- 1) Title(s) of Transaction(s) ORS 205.234(a)
Statutory Warranty Deed**
- 2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160
Larry R. Mittnacht**
- 3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160
Owen R. Kahn, an unmarried man**
- 4) True and Actual Consideration ORS 93.030
\$pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor**
- 5) Send Tax Statements to:
Owen R. Kahn, 400 Thompson Lane, Petaluma, CA 94952**

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: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of Owen R. Kahn to correct the middle initial of the Grantee from Owen W. Kahn to Owen R. Kahn previously recorded in Book and Page , or as Fee Number M05-71482."

(Legal description if corrected is attached to included certified document of the original.)



After recording return to:
Owen W. Kahn
861 San Domingo Drive
Santa Rosa, CA 95404

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

Owen W. Kahn
861 San Domingo Drive
Santa Rosa, CA 95404

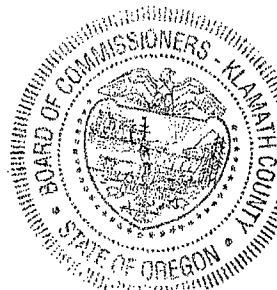
File No.: 7021-682008 (DMC)
Date: November 16, 2005

M05-71482

Klamath County, Oregon

12/20/2005 03:46:25 PM

Pages 2 Fee: \$26.00



State of Oregon
County of Klamath

I hereby certify that instrument #2005-071482,
recorded on 12/20/2005, consisting of 2 page
(s), is a correct copy as it appears on record at
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 7th, 2020

Samantha Gardner
Samantha Gardner

STATUTORY WARRANTY DEED

Larry R. Mittnacht, Grantor, conveys and warrants to **Owen W. Kahn, an unmarried man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 8 Buena Vista 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.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.** (Here comply with requirements of ORS 93.030)

Dated this 29 day of November, 2005.

20

APN: 434970

Statutory Warranty Deed
- continued

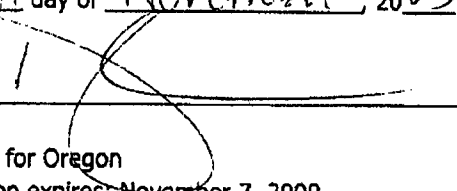
File No.: 7021-682008 (DMC)
Date: 11/16/2005


Larry R. Mitnacht

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of November, 2005
by **Larry R. Mitnacht**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009