



After recording return to:
Joshua D. Myers and Melissa M.
Myers
3043 Edgewood Dr
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
Joshua D. Myers and Melissa M. Myers
3043 Edgewood Dr
Medford, OR 97504

File No.: 7081-3451404 (BO)
Date: April 20, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joy D Coleman and Renee Sylvester not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Joshua D. Myers and Melissa M. Myers, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit "A"

Subject to:

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.

The true consideration for this conveyance is **\$98,000.00 (As paid pursuant to a 1031 Tax deferred Exchange)**. (Here comply with requirements of ORS 93.030)

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 65 feet of Lot 1, Block 5, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes in Volume M65, page 216, Microfilm records of Klamath County, Oregon.