

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

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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"

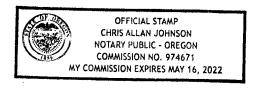
## Subject to:

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)

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 the	X	of MCUL		2020. Renee Sylvester.	
STATE OF	Oregon	,	•		
STATE OF	Olegon	)ss.		•	
County of	Klamath	j			
This instrum by <b>Joy D Co</b>	ent was acknow Neman and R	wledged before n enee Sylvester	ne on this 23	_day of _MAY	, 20 <b>20</b>
			Notary Public 1	for Oregon n expires: MA/	16 2022



## 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.