



2020-009156

Klamath County, Oregon

07/27/2020 12:04:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul O'Neil, Successor Trustee of the O'Neil Family
Trust, u/d/t dated April 9, 1979

1524 W Commonwealth Ave.

Fullerton, CA 92833

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

Paul O'Neil, Successor Trustee of the O'Neil Family
Trust, u/d/t dated April 9, 1979

3725 Valley Quail Ln.

Klamath Falls, OR 97603

File No. 380411AM

STATUTORY WARRANTY DEED

David Reid and Sherry Arnott, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Paul O'Neil, Successor Trustee of the O'Neil Family Trust, u/d/t dated April 9, 1979,

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:

**Parcel 2 of Land Partition 47-05, said Land Partition being a replat of Parcel 2 of Land Partition 3-04, said
Land Partition being situated in the S1/2 NW1/4 of Section 7, Township 39 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress, egress and
utilities over, under and across the East 15 feet of Parcel 1 of said Land Partition 3-04.**

The consideration paid for the transfer is \$519,000.00, 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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 24 day of July, 2020

David Reid
Sherry Arnott

State of Oregon } ss
County of Klamath }

On this 24 day of July, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared David Reid and Sherry Arnott, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

