



2020-013618

Klamath County, Oregon

10/22/2020 08:19:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR RE

After recording return to:

Anthony L. Cree

6731 Crest View Ave SE

Snoqualmie, WA 98065

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

Anthony L. Cree

6731 Crest View Ave SE

Snoqualmie, WA 98065

File No. 404937AM

STATUTORY WARRANTY DEED

Frederick Graeber and Tamara Graeber, as Trustees of the Frederick Graeber and Tamara Graeber Joint Living Trust as to an undivided 1/2 interest and

Massini Brown, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Anthony L. Cree,

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:

Lots 8 and 9, Block 26 of Second 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.

The consideration paid for the transfer is \$155,000.00, 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:

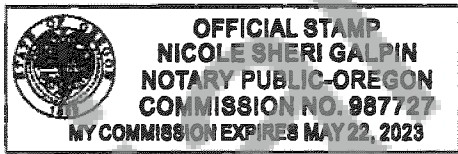
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16 day of October, 2020

Massini Brown, LLC

By: Gerald Massini
Gerald Massini, Member

By: Susan Massini
Susan Massini, Member



State of Oregon } ss
County of Klamath }

On this 16 day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Gerald Massini and Susan Massini, Members of Massini Brown LLC, 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.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

Frederick Graeber and Tamara Graeber Joint Living Trust

By: _____
Frederick Graeber, Trustee

By: _____
Tamara Graeber, Trustee

State of Oregon } ss
County of Klamath }

On this _____ day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Frederick Graeber and Tamara Graeber, Trustees of the Frederick Graeber and Tamara Graeber Joint Living Trust, 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.

Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

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

15

day of

Oct

2020

By:

Gerald Massini, Member

By:

Susan Massini, Member

State of Oregon} ss
County of Klamath}

On this ____ day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Gerald Massini and Susan Massini known or identified to me to be the Managing Member in the Limited Liability Company known as Massini Brown, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

By:

Frederick Graeber, Trustee

By:

Tamara Graeber, Trustee

State of Oregon} ss
County of Klamath}

On this ____ day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Frederick Graeber and Tamara Graeber as Trustees of the Frederick Graeber and Tamara Graeber Joint Living Trust, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

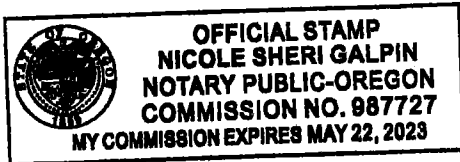
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

State of Oregon} ss
County of Klamath }

On this 15 day of October, 2020, before me, Nicole S. Galpin, a Notary Public in and for said state, personally appeared Tamara Graeber, 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.



Nicole S. Galpin
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 5-22-2023

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