



2020-013642

Klamath County, Oregon

10/22/2020 01:52:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

First American Exchange Company, LLC and Massini

Brown, LLC, an Oregon limited liability company

333 W. Santa Clara St., Ste. 622

San Jose, CA 95113

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

First American Exchange Company, LLC and Massini

Brown, LLC, an Oregon limited liability company

333 W. Santa Clara St., Ste. 622

San Jose, CA 95113

File No. 404114AM

STATUTORY WARRANTY DEED

Kenneth Ray Crutchfield, Successor Trustee of the Crutchfield Revocable Living Trust, under agreement dated August 20, 2012,

Grantor(s), hereby convey and warrant to

Massini Brown, LLC, an Oregon limited liability company,

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:

Lot 16 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00. **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:

For the Crutchfield

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

Crutchfield Revocable Living Trust

By: Kenneth Ray Crutchfield
Kenneth Ray Crutchfield, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of October, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Kenneth Ray Crutchfield known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Crutchfield Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

