



**2020-015235**

**Klamath County, Oregon**

11/20/2020 03:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Dayton Derby & Modoc LLC

3534 Skyline View Dr.

Reno, NV 89509

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

Dayton Derby & Modoc LLC

3534 Skyline View Dr.

Reno, NV 89509

File No. 419280AM

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**STATUTORY WARRANTY DEED**

**Niels L. Bredahl and Arlea Rae Gibson, as Trustees of the Niels Bredahl and Arlea Gibson Trust, dated January 23, 2020 as amended,**

Grantor(s), hereby convey and warrant to

**Dayton Derby & Modoc 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:

**Lots 4 and 5 in Block 74 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The consideration paid for the transfer is \$331,000.00, 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:

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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 19<sup>th</sup> day of November, 2020

The Niels Bredahl and Arlea Gibson Trust

By: Niels L. Bredahl  
Niels L. Bredahl, Trustee

By: Arlea R. Gibson  
Arlea R. Gibson, Trustee

State of Oregon } ss  
County of Marion }

On this 19<sup>th</sup> day of Nov, 2020, before me, Kathleen Garvie Douglas a Notary Public in and for said state, personally appeared Niels L. Bredahl and Arlea Rae Gibson, Trustees of The Niels Bredahl and Arlea Gibson 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.

Kathleen C Douglas  
Notary Public for the State of Oregon  
Residing at: 605 S Wake St, Silverton OR 97381  
Commission Expires: March 31, 2023

