



**2020-016534**

**Klamath County, Oregon**

12/18/2020 01:38:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard M. Henley

PO Box 4358

Clearwater, FL 33758

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

Richard M. Henley

PO Box 4358

Clearwater, FL 33758

File No. 427655AM

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### STATUTORY WARRANTY DEED

**Gannett Management Group, LLC, a Delaware Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Richard M. Henley,**

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 14, Block 1, Roberts River Acres, 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 \$17,500.00, 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 17th day of December, 2020.

Gannett Management Group, LLC., a Delaware Limited Liability Company

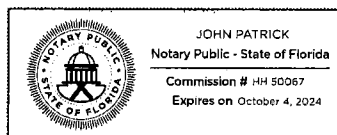
By: Daniel Bear  
Daniel Bear, Managing Member

State of Florida } ss  
County of Hillsborough }

On this 17th day of December, 2020, before me, John Patrick a Notary Public in and for said state, personally appeared Daniel Bear known or identified to me to be the Managing Member in the Limited Liability Company known as Gannett Management Group, LLC., a Delaware Limited Liability Company 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. Session via online notarization. Produced ID: Driver's License

[Signature]  
Notary Public for the State of Florida  
Residing at: Tampa, Florida  
Commission Expires: 10/04/2024



Notarized online using audio-video communication