



2021-000724

Klamath County, Oregon

01/15/2021 03:02:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert S. Fraguglia

PO Box 7

Klamath Falls, OR 97601

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

Robert S. Fraguglia

PO Box 7

Klamath Falls, OR 97601

File No. 424749AM

STATUTORY WARRANTY DEED

Paul Bigby,

Grantor(s), hereby convey and warrant to

Robert S. Fraguglia,

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:

Beginning at the Northerly line of 11th Street at its intersection with the line between Lots 4 and 5 of Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along 11th Street 30 feet; thence Northeasterly at right angles to 11th Street 130 feet; thence Southeasterly and parallel with 11th Street 45 feet; thence Southwesterly at right angles to 11th Street 130 feet to the said line of 11th Street; thence Northwesterly along said line 15 feet to the point of beginning, being the Southeasterly 30 feet of said Lot 5 and the Northwesterly 15 feet of said Lot 4 situate in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

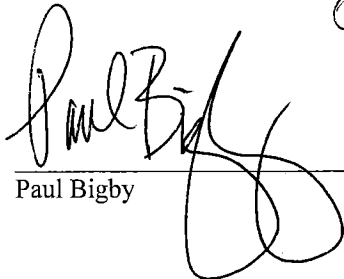
The consideration paid for the transfer is \$453,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 13 day of January, 2021


Paul Bigby

State of Oregon } ss
County of Klamath }

On this 13 day of January, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Paul Bigby, 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: Klamath County
Commission Expires: 3/15/22

