

THIS SPACE RESERVED FOR

2021-000990 Klamath County, Oregon

01/21/2021 01:14:01 PM

Fee: \$87.00

After recording return to:	
Diane M. Clark	
3196 Cen	tury Way
Medford, OR 97504	
Until a change is requested all tax statements shall be	
sent to the following address:	
Diane M. Clark	
3196 Century Way	
Medford, OR 97504	
File No.	424245AM

STATUTORY WARRANTY DEED

James P. Redd and Sharon E. Redd, Trustees of the James P. Redd and Sharon E. Redd Revocable Trust 1995,

Grantor(s), hereby convey and warrant to

Diane M. Clark,

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:

Parcel 2 of Land Partition 57-93, said Land Partition situated in the SE1/4 NE1/4 of Section 35 and the SW1/4 NW1/4 of Section 36, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$479,000.00. 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 15 TH day of JANUARY, 2021.

James P. Redd and Sharon B. Redd Revocable Trust

By: Sharon E. Redd, Trustee

James P. Redd, Trustee

State of Oregon ss.
County of CURRY }

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: CUMM COUNTY

Commission Expires: 08-05-24

OFFICIAL STAMP
APRIL LYNN CRONENBERG
NOTARY PUBLIC-OREGON
COMMISSION NO. 1002446
MY COMMISSION EXPIRES AUGUST 5, 2024