



**2021-000990**

**Klamath County, Oregon**

01/21/2021 01:14:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Diane M. Clark

3196 Century 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

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### 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<sup>TH</sup> day of JANUARY, 2021.

James P. Redd and Sharon E. Redd Revocable Trust

By:

James P. Redd, Trustee

By:

Sharon E. Redd, Trustee

State of Oregon} ss.

County of CURRY }

On this 15<sup>TH</sup> day of January, 2021, before me, APRIL CRONENBERG, a Notary Public in and for said state, personally appeared James P. Redd and Sharon E. Redd known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the James P. Redd and Sharon E. Redd Revocable 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.

April Cronenberg  
Notary Public for the State of Oregon

Residing at: CURRY COUNTY

Commission Expires: 08-05-24

