



2021-001286

Klamath County, Oregon

01/28/2021 09:21:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Moss Rentals LLC

P.O. Box 377

Klamath Falls, OR 97601

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

Moss Rentals LLC

P.O. Box 377

Klamath Falls, OR 97601

File No. 431170AM

STATUTORY WARRANTY DEED

Ryan M. Brownell,

Grantor(s), hereby convey and warrant to

Moss Rentals 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:

The Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon; Beginning at a point in the Northerly boundary of the said Lot 3, Block 4, DIXON ADDITION which said point is 85.0 feet distant Easterly along the said Northerly boundary of the said Lot 3 from the Northwestern corner of the said Lot 3; and running thence Southerly at right angles to the said Northerly boundary of the said Lot 3, 46.47 feet, more or less, to a point in the Southerly boundary of said Lot 3; thence Easterly along the said Southerly of Lot 3, 73.46 feet, more or less, to the Southeasterly corner of the said Lot 3; thence Northwesternly along the Easterly boundary of the said Lot 3, 50 feet, more or less, to the Northeasterly corner of the said Lot 3; thence Westerly along the Northerly boundary of the said Lot 3, 55 feet, more or less, to the said point of beginning, being the Easterly portion of Lot 3 of Block 4, DIXON ADDITION to the City of Klamath Falls, Oregon.

The consideration paid for the transfer is \$68,000.00, 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 22 day of January, 2021.


Ryan Brownell

State of Montana } ss
County of Yellowstone }

On this 22 day of January, 2021, before me, Broc D. Criswell a Notary Public in and for said state, personally appeared Ryan M. Brownell, 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 Montana
Residing at: Billings
Commission Expires: 03/31/2021

