



2021-006598

Klamath County, Oregon

04/27/2021 02:16:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ami Lynne Edrington-Bigby and Paul Brian Bigby

960 Harbor Isle Blvd

Klamath Falls, OR 97601

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

Ami Lynne Edrington-Bigby and Paul Brian

960 Harbor Isle Blvd

Klamath Falls, OR 97601

File No. 452596AM

STATUTORY WARRANTY DEED

Hawkins Street, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Ami Lynne Edrington-Bigby and Paul Brian Bigby, as Tenants by the Entirety,

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:

Lots 3 and 4 in Block 9 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, LESS the Northerly 90 feet of said lots, Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of Lots 3 and 4.

The consideration paid for the transfer is \$345,000.00, 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 26 day of April, 2021.

Hawkins Street, LLC., an Oregon Limited Liability Company

By: Janet L. Luttig, managing member
Janet L. Luttig, Managing Member

State of Missouri } ss
County of Taney

On this 26 day of April, 2021, before me, Patricia A. Seamon a Notary Public in and for said state, personally appeared Janet L. Luttig known or identified to me to be the Managing Member in the Limited Liability Company known as Hawkins Street, LLC, an Oregon 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.

Patricia A. Seamon
Notary Public for the State of Missouri
Residing at: 3515 Arlene St. Branson, MO 65616
Commission Expires: 07-12-2021

