



2021-008611

Klamath County, Oregon

05/28/2021 03:34:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Elizabeth Nelson

426 Main St

Klamath Falls, OR 97601

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

Elizabeth Nelson

426 Main St

Klamath Falls, OR 97601

File No. 429281AM

STATUTORY WARRANTY DEED

Frederick Graeber and Tamara Graeber, as Trustees of the Frederick Graeber and Tamara Graeber Joint Living Trust, as to an undivided 1/2 interest and

Gerald A. Massini and Susan B. Massini, as Trustees of the Gerald A. Massini and Susan B. Massini Revocable Living Trust, dated March 15, 2018, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Elizabeth Nelson,

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 Westerly one-half of the following described property:

Lot 7 in Block 36 of ORIGINAL TOWN OF LINKVILLE, SAVING AND EXCEPTING that portion of Lot 7 conveyed by L.F. Willits and Laura A. Willits to Charles E. Worden by deed dated October 10, 1905, recorded October 10, 1905 in Volume 18 Page 499, deed records of Klamath County, Oregon and that portion of said Lot 7 deeded by L.F. Willits and Laura A. Willits to Odd Fellows Hall Association by deed dated May 14, 1910 and recorded May 14, 1910 in Volume 29 Page 183, deed records of Klamath County, Oregon. ALSO SAVING AND EXCEPTING the Southeasterly 8 feet of said Lot 7 for alleyway.

The consideration paid for the transfer is \$180,000.00, 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 28 day of May, 201.

Gerald A. Massini and Susan B. Massini Revocable Living Trust

By: Gerald A. Massini Trustee
Gerald A. Massini, Trustee

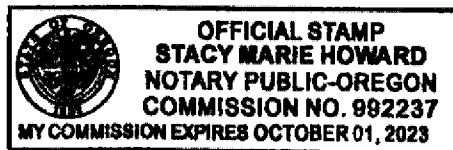
By: Susan B. Massini Trustee
Susan B. Massini, Trustee

State of Oregon} ss.
County of Klamath}

On this 28th day of May, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared Gerald A. Massini and Susan B. Massini known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gerald A. Massini and Susan B. Massini Revocable Living 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.

Stacy Howard
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10-01-2023



Dated this 27th day of May, 201.

The Frederick Graeber and Tamara Graeber Joint Living Trust

By: Frederick Graeber
Frederick Graeber, Trustee

By: Tamara Graeber
Tamara Graeber, Trustee

State of Arizona ss.
County of Pima

On this 27th day of May, 2021, before me, Kathryn Maylene Peate a Notary Public in and for said state, personally appeared Frederick Graeber and Tamara Graeber known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Frederick Graeber and Tamara Graeber Joint Living 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.

Kathryn Maylene Peate
Notary Public for the State of Arizona
Residing at: Arizona
Commission Expires: 10/27/2023

