



THIS SPACE RESERVED FOR

2021-010351

Klamath County, Oregon

07/01/2021 04:05:00 PM

Fee: \$87.00

After recording return to:

Aaron Mock and Katie Mock

1139 SW Ivy Pl.

Corvallis, OR 97333

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

Aaron Mock and Katie Mock

1139 SW Ivy Pl.

Corvallis, OR 97333

File No. 467750AM

STATUTORY WARRANTY DEED

Rudy Dory Family Properties LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Aaron Mock and Katie Mock 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 9 and 10, Block 32, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley located in Block 32 adjoining, that inured thereto by Ordinance #6642, recorded November 12, 1992 in Book M92, page 26874, Microfilm Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-029AC-10701

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:

2021-2022 Real Property Taxes, a lien not yet due and payable



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 29 day of June, 2021

Rudy Dory Family Properties LLC

By: Lauren G. Johnson
Lauren G. Johnson, FKA Lauren G. Reckling, Member

State of OR
County of Dechlor

OR) ss
~~Klamath~~

On this 29 day of June, in the year 2021, before me, Jeffery C Schopfer, a Notary Public in and for said state, personally appeared Lauren G. Johnson known or identified to me to be the Managing Member in the Limited Liability Company known as Rudy Dory Family Properties LLC 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.

Jeffery C Schopfer
Notary Public for the State of OR
Residing at: Dechlor County
Commission Expires: 7/9/21

