



THIS SPACE RESERVED FOR

2021-010386

Klamath County, Oregon

07/02/2021 12:28:00 PM

Fee: \$92.00

After recording return to:

David Shaver and Maria Shaver

94643 Frontier Lane

Coquille, OR 97423

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

David Shaver and Maria Shaver

94643 Frontier Lane

Coquille, OR 97423

File No. 472339AM

STATUTORY WARRANTY DEED

William K. Avery, Trustee of the William K. Avery Trust, dated 3-19-2007,

Grantor(s), hereby convey and warrant to

David Shaver and Maria Shaver, 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:

See Attached Exhibit 'A'

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

2406-001AA-00900

2407-006B0-00400

2407-006B0-00400

2407-006B0-00400

The consideration paid for the transfer is 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:

Return To:



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 29th day of JUNE, 2021.

William K. Avery Trust dated 3-19-2007

By: WKA

William K. Avery, Trustee

State of Oregon } ss
County of Deschutes

On this 29th day of June, 2021, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared William K Avery as Trustee of the William K Avery Trust dated 3-19-2007, 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.

T Hudson
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 4/5/2025



EXHIBIT 'A'

File No. 472339AM

Parcel 1:

A parcel of land located in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Section line common to Sections 1 and 6, said point bearing South 00° 05' 12" West, 748.21 feet from the Northeast corner of said Section 1; thence North 89° 04' 11" West 72.34 feet to a point; thence South 16° 19' 55" East 255.91 feet to a point; thence North 00° 05' 12" East 244.41 feet to the point of beginning, with bearings based on Survey #3065.

Parcel 2:

That portion of Government Lot 14, Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of State Highway No. 58.