



2021-012345

Klamath County, Oregon

08/12/2021 12:06:00 PM

Fee: \$92.00

TITLE NO. 0329047
ESCROW NO. VP21-1443 ALI
TAX ACCT. NO.
MAP/TAX LOT NO.

GRANTOR

RONALD SWISHER

GRANTEE

CONQUEST INVESTMENTS LLC and
TSJ INVESTMENT MANAGEMENT LLC
2781 Vermont St.
KLAMATH FALLS, OR 97603

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

RONALD SWISHER, Grantor,

conveys and warrants to

**CONQUEST INVESTMENTS LLC, an Oregon Limited liability Company and
TSJ INVESTMENT MANAGEMENT LLC, a California limited liability company each as to an undivided 50%
interest, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

See attached exhibit A

The true consideration for this conveyance is **\$175,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT
TO IRC 1031.**

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336),
195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation)
TO 195.336 (Compensation and Conservation Fund) 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 (Definitions
for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY
OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND
195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and
Conservation Fund) 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.**

Except the following encumbrances:

WRD-EXT LTR(ALI)

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/2022.

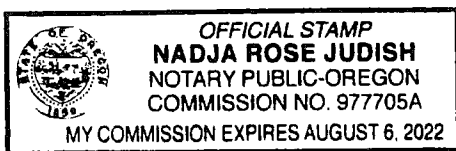
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 11 day of August, 2021.

Ronald Swisher
RONALD SWISHER

State of Oregon
County of Lane

This instrument was acknowledged before me on August 11, 2021 by RONALD SWISHER.



(Signature)
(Notary Public for Oregon)
My commission expires 8.6.2022

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 41, HOT SPRINGS 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.