



THIS SPACE RESERVED FOR

**2021-012613**

**Klamath County, Oregon**

08/18/2021 01:47:00 PM

Fee: \$87.00

After recording return to:

Peggy J. Owens and Timothy F. Owens

115 Coronado Dr.

Lincoln City, OR 97367

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

Peggy J. Owens and Timothy F. Owens

115 Coronado Dr.

Lincoln City, OR 97367

File No. 476409AM

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### STATUTORY WARRANTY DEED

**Bruce E. Schwandt and Tracey L. Schwandt, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Peggy J. Owens and Timothy F. Owens, 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:

**Unit No. A-3 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of the Deed Records of Klamath County, Oregon, appertaining to the real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements appertaining to said condominium as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declarations, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owner's Association recorded simultaneously therewith.**

The consideration paid for the transfer is \$260,000.00, 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:

**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 13<sup>th</sup> day of August, 2021.

Bruce E. Schwandt  
Bruce E. Schwandt

Tracey L. Schwandt  
Tracey L. Schwandt

State of Oregon } ss  
County of Klamath }

On this 13<sup>th</sup> day of August, 2021, before me, Donna Rose Lindsey Notary Public in and for said state, personally appeared Bruce E. Schwandt and Tracey L. Schwandt, 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.

Donna Rose Lindsey  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/13/2023

