



THIS SPACE RESERVED FOR

2021-018858
Klamath County, Oregon
12/21/2021 10:33:01 AM
Fee: \$87.00

After recording return to:

Guy Laverne McGuire and Carolyn Rae McGuire

15980 Woodchip Ln

La Pine, OR 97739

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

Guy Laverne McGuire and Carolyn Rae McGuire

15980 Woodchip Ln

La Pine, OR 97739

File No. 510235AM

STATUTORY WARRANTY DEED

Rogue Redevelopment, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Guy Laverne McGuire and Carolyn Rae McGuire, Trustees of the McGuire Family Revocable Living Trust dated May 26, 2020,

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 40 feet of Lot 515 in Block 102 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

The consideration paid for the transfer is \$145,000.00, 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 18 day of Dec. 2021.

Rogue Redevelopment, LLC, an Oregon Limited Liability Company

By: [Signature]

Brandon Ritchie, as Member

State of Texas } ss
County of Smith }

On this 18 day of December, 2021, before me, Dallas Hampton a Notary Public in and for said state, personally appeared Brandon Ritchie known or identified to me to be the Member in the Limited Liability Company known as Rogue Redevelopment, LLC, an Oregon Limited Liability Company 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.

[Signature]
Notary Public for the State of Texas

Residing at: 5417 Skyline Dr. Chandler TX 75758
Commission Expires: 2/20/25

