

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

2921 Crescent Ave., Ste 110
Eugene, OR 97408

2022-000097

Klamath County, Oregon

01/04/2022 10:32:01 AM

Fee: \$87.00

GRANTOR'S NAME:

Kasey Callis and Sonja Callis

GRANTEE'S NAME:

Fred W. Masterson and Robin E. Masterson

AFTER RECORDING RETURN TO:

Order No.: 60222112587-SW

Fred W. Masterson and Robin E. Masterson, as tenants by the
entirety
Po box 621
Congress, AZ 85332

SEND TAX STATEMENTS TO:

Fred W. Masterson and Robin E. Masterson
Po box 621
Congress, AZ 85332

149017 Kurtz Rd, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kasey Callis and Sonja Callis, Grantor, conveys and warrants to **Fred W. Masterson and Robin E. Masterson**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 1 of Land Partition 85-05, Located in the S 1/2 SE 1/4 SE 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00). "As Part of an IRC Section 1031 Tax Deferred Exchange". (See ORS 93.030).

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.

FNT 60222112587-SW

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/3/22

[Signature]
Kasey Callis

[Signature]
Sonja Callis

State of OR

County of Lane

This instrument was acknowledged before me on 11/3/22 by Kasey Callis and Sonja Callis.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 6/27/22

