



THIS SPACE RESERVED FOR

2022-003475
Klamath County, Oregon
03/22/2022 09:50:01 AM
Fee: \$87.00

After recording return to:

Thomas Groves and Laurie Groves, Trustees of the
Thomas and Laurie Groves Revocable Trust uad
August 24, 2017
20630 Harper Rd.
Bend, OR 97703

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

Thomas Groves and Laurie Groves, Trustees of the
Thomas and Laurie Groves Revocable Trust uad
August 24, 2017
20630 Harper Rd.
Bend, OR 97703

File No. 526010AM

STATUTORY WARRANTY DEED

Craig Hansen,

Grantor(s), hereby convey and warrant to

Thomas Groves and Laurie Groves, Trustees of the Thomas and Laurie Groves Revocable Trust uad August 24, 2017,

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:

Parcel 1:

Lots 8 and 9 in Block 7 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon by Deed recorded March 25, 1933 in Volume 99, page 498, Deed Records of Klamath County, Oregon.

Parcel 2:

Lot 10 in Block 7 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon by Deed recorded April 3, 1933 in Volume 99, page 523, Deed Records of Klamath County, Oregon.

The consideration paid for the transfer is \$235,000.00, 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 18th day of March, 2022

Craig Hansen
Craig Hansen

State of Oregon } ss
County of Klamath }

On this 18th day of March, 2022, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Craig Hansen, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

