



2022-006153

Klamath County, Oregon

05/13/2022 02:17:03 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David Mackenzie

1611 Cross St

Klamath Falls, OR 97601

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

David Mackenzie

1611 Cross St

Klamath Falls, OR 97601

File No. 540006AM

STATUTORY WARRANTY DEED

Lee Sukraw,

Grantor(s), hereby convey and warrant to

David Mackenzie,

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:

All that portion of Lots 8 and 9, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

Beginning at a point on the line between Lots 9 and 10 of said Block 13, 50 feet distant from the Westerly line of MonClaire Street; thence Southwesterly and parallel to MonClaire Street to the Northerly line of Cross Street; thence Northwesterly along the said line of Cross Street to the most Westerly corner of Lot 8 aforesaid; thence Northeasterly along the Westerly line of Lots 8 and 9 to the most Northerly corner of said Lot 9; thence Southeasterly along the aforesaid line between Lots 9 and 10, 50 feet to the point of beginning.

The consideration paid for the transfer is \$150,000.00, 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 11th day of MAY, 2022

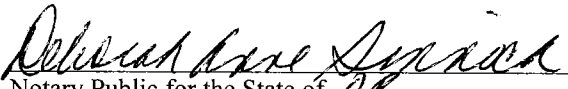


Lee Sukraw

State of OR } ss
County of Klamath

On this 11th day of May, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lee Sukraw, 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.


Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

