



2022-006671

Klamath County, Oregon

05/27/2022 09:45:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Gary Mengis and Donna Mengis

595 E. 1st Ave Ave

Estacada, OR 97023

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

Gary Mengis and Donna Mengis

595 E. 1st Ave Ave

Estacada, OR 97023

File No. 538724AM

STATUTORY WARRANTY DEED

JRLS1752, LLC, a Domestic Limited Liability Company,

Grantor(s), hereby convey and warrant to

Gary Mengis and Donna Mengis, 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:

A parcel of property located in Lot 5, Block 12 of 4th Addition to Winema Gardens, Klamath County, Oregon. More particularly described as follows:

Beginning at a point on the West line of said Lot 5, said point being South, a distance of 70.40 feet from the Northwest corner of said Lot 5; thence North, along the West line of said Lot 5, a distance of 50.68 feet, to a point being South, a distance of 19.72 feet from the Northwest corner of said Lot 5; thence North 84° 53' 42" East, a distance of 112.37 feet, to a point on the East line of said Lot 5, said point being South 05° 06' 18" East, a distance 9.76 feet from the Northeast corner of said Lot 5; thence South 05° 06' 18" East, along the East line of said Lot 5, a distance of 60.92 feet; thence West, along a line 70.40 feet when measured at right angles and parallel to the North line of said Lot 5, a distance of 117.37 feet, to the point of beginning.

The consideration paid for the transfer is \$370,000.00, 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 24th day of May, 2022

JRLS1752, LLC, a Domestic Limited Liability Company

By: Janice R. Smith, member
Janice R. Smith, Member

State of Wyoming } ss
County of Park }

On this 24th day of May, 2022, before me, M. Brady a Notary Public in and for said state, personally appeared Janice R. Smith known or identified to me to be the Managing Member in the Limited Liability Company known as JRLS1752 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.

M. Brady
Notary Public for the State of Wyoming
Residing at: Cody, WY
Commission Expires: 1-18-2025

