



2022-006807

Klamath County, Oregon

05/31/2022 01:20:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Craig Hansen

1106 Madison St.

Klamath Falls, OR 97603

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

Craig Hansen

1106 Madison St.

Klamath Falls, OR 97603

File No. 539219AM

### STATUTORY WARRANTY DEED

Irvin L. Pankey II, Trustee of the Irvin L. Pankey II & Colleen K. Pankey Revocable Living Trust dated May 25, 2018,

Grantor(s), hereby convey and warrant to

Craig Hansen,

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 the NE1/4 of the SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the center thread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the North 900 feet measured perpendicular to the North line of the NE1/4 of the SE1/4 of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190, page 21, Deed Records of Klamath County, Oregon.

The consideration paid for the transfer is \$350,000.00, 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 27th day of May, 2022.

The Irvin L. Pankey II & Colleen K. Pankey Revocable Living Trust

By [Signature]  
Irvin L. Pankey, Trustee

State of OR } ss  
County of KLAMATH }

On this 27th day of May, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Irvin L. Pankey II, Trustee of the Irvin L. Pankey II and Colleen K. Pankey Revocable Living Trust, 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.

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

