



THIS SPACE RESERVED FOR

2022-007432
Klamath County, Oregon
06/15/2022 11:30:01 AM
Fee: \$92.00

After recording return to:

Patrick Gruhn
50385 Diamond Bar Ranch Rd
La Pine, OR 97739

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

Patrick Gruhn
50385 Diamond Bar Ranch Rd
La Pine, OR 97739
File No. 543291AM

STATUTORY WARRANTY DEED

James L. Thill,

Grantor(s), hereby convey and warrant to

Patrick Gruhn,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-002D0-00100	129417
2309-002D0-00200	129426

The consideration paid for the transfer is \$1,395,000.00, 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:

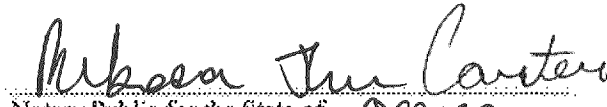
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 9th day of June, 2022


James L. Thrill

State of Oregon } ss
County of Deschutes }

On this 9 day of June 2022, before me, Rebecca Jean Carter a Notary Public in and for said state, personally appeared James L. Thrill, 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 Oregon
Residing at: Capri
Commission Expires: March 12 2024

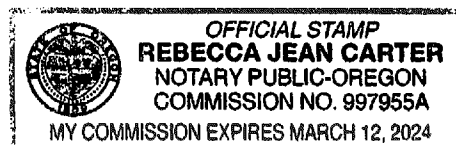


EXHIBIT 'A'

File No. 543291AM

PARCEL 1

Lot 22, Block 1, Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

EXCEPTING THEREFROM:

Beginning at the Southeast corner of said Lot 22; Thence North 61°56'42" West a distance of 263.88 feet; thence North 63°56'03" West a distance of 297.28 feet; thence South 89°58'32" West a distance of 216.96, to the Southwest corner of said Lot 22; thence along the line common to Lots 22 and 23, said Wagon Trail Acreages, South 70°26'40" East a distance of 760.77 feet, to the point of beginning.

PARCEL 2

Lot 23, Block 1, Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH:

Beginning at the Northeast corner of said Lot 23; thence North 61°56'42" West a distance of 263.88 feet; thence North 63°56'03" West a distance of 297.28 feet; thence South 89°58'32" West a distance of 216.96, to the Northwest corner of said Lot 23; thence along the line common to Lots 22 and 23, said Wagon Trail Acreages, South 70°26'40" East a distance of 760.77 feet, to the point of beginning