



THIS SPACE RESERVED FOR

**2022-008864**

**Klamath County, Oregon**

**07/20/2022 09:41:01 AM**

**Fee: \$87.00**

After recording return to:

Airport RR, LLC

1881 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

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

Airport RR, LLC

1881 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

File No. 551918AM

---

### STATUTORY WARRANTY DEED

**Gene A. Richardson,**

Grantor(s), hereby convey and warrant to

**Airport RR, LLC, an Oregon limited liability company,**

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 land situate in the NE1/4 of Section 28, Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point that bears South 31°42'07" East a distance of 1015.04 feet from the North 1/4 of said Section 28; thence South 89°53'01" East a distance of 277.65 feet; thence South 00°06'00" West a distance of 802.44 feet to the center line of lower Klamath Lake Road; thence along said centerline North 69°30'01" West a distance of 352.60 feet; thence leaving said centerline North 04°13'32" East a distance of 31.25 feet; thence North 04°33'29" East a distance of 650.42 feet, to the point of beginning.**

The consideration paid for the transfer is \$412,000.00, 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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 July, 2022

Gene A. Richardson  
Gene A. Richardson

State of OR } ss  
County of KLAMATH

On this 18th day of July, 2022, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared Gene A. Richardson, 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.

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

