



2022-012185

Klamath County, Oregon

10/11/2022 03:22:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric Sturm and Carolyn Sturm and 1031 Corp.1130 Bly Mountain Cutoff RoadBonanza, OR 97623

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

Eric Sturm and Carolyn Sturm and 1031 Corp.1130 Bly Mountain Cutoff RoadBonanza, OR 97623File No. 550914AM

STATUTORY WARRANTY DEED**Robert R. Clickener and Patricia A. Clickener, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Eric Sturm and Carolyn Sturm, 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:

PARCEL 1

All that portion of the NE1/4 of the SE1/4 lying West of the Bly Mountain Cut-off Road and the N1/2 of the SE1/4 of the SE1/4 lying West of Bly Mountain Cut-off Road and the SW1/4 of the SE1/4, SAVING AND EXCEPTING THEREFROM the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 all in Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SE1/4 of the NW1/4 and the E1/2 of the SW1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and a tract of land situated in the S1/2 of the S1/2 of the SE1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to said Sections 34 and 3; thence North 89° 54' 49" East 990.67 feet to the Southwesterly corner of the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 of said Section 34; thence North 00° 35' 55" East 651.90 feet to the Northwesterly corner of the said E1/2 of the SE1/4 of the SW1/4 of the SE1/4; thence along the North line of the S1/2 of the S1/2 of the SE1/4 of said Section 34, South 89° 55' 28" East 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain Cut-off road; thence following the said right of way line, along the arc of a curve to the right (radius point bears South 54° 34' 15" West 447.47 feet, central angle = 22° 05' 57") 172.59 feet, South 13° 19' 48" East 485.81 feet, and along the arc of a curve to the right (radius point bears South 76° 40' 12" West 379.26 feet, central angle = 02° 59' 24") 19.79 feet to a point on the North line of said Section 3; thence along said North line South 89° 54' 49" West 295.08 feet to a point being South 89° 54' 49" West 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in Book 248 at page 464, Deed Records of Klamath County, Oregon; thence South 00° 17' 27" East along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain Cut-off Road; thence following said right of way line, along the arc of a curve to the left (radius point bears South 51° 32' 07" East 746.20 feet, central angle = 19° 49' 04") 258.10 feet, and South 18° 38' 49" West 324.80 feet to the Northeasterly corner of that tract of land described in Volume M71, page 9999, Microfilm Records of Klamath County, Oregon; thence North 63° 45' 03" West generally along an existing fence line, 549.83 feet to the Northwesterly corner of said tract, said Northwesterly corner being on the West line of said Government Lot 1; thence, along said West line, North 00° 16' 14" West 409.87 feet; thence North 80° 58' 32" West 340.07 feet; thence North 00° 35' 55" East 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence South 89° 54' 49" West, parallel to said North line, 989.93 feet to the West line of Government Lot 2, thence North 00° 15' 00" West 50.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$1,050,000.00. 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 4 day of Oct, 2022

Robert R. Clickener

Robert R. Clickener

Patricia A. Clickener

Patricia A. Clickener

State of Oregon } ss
County of ~~Klamath~~ Washington

On this 4 day of ~~September~~ Oct, 2022, before me, Sarah Elizabeth Walker a Notary Public in and for said state, personally appeared Robert R. Clickener and Patricia A. Clickener, 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 Oregon
Residing at: ~~Klamath Falls OR~~ Tigard OR
Commission Expires: ~~(sew)~~ 8/16/2024

Sarah Elizabeth Walker
Notary Public

