

**2023-002641**

Klamath County, Oregon

04/11/2023 02:54:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Cooper D. Leistikow and Brianna Renee Leistikow4535 Denver Ave.Klamath Falls, OR 97603Until a change is requested all tax statements shall be
sent to the following address:Cooper D. Leistikow and Brianna Renee Leistikow4535 Denver Ave.Klamath Falls, OR 97603File No. 583712AM

STATUTORY WARRANTY DEED**Clark A. Gill,**

Grantor(s), hereby convey and warrant to

Cooper D. Leistikow and Brianna Renee Leistikow, 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 land situate in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East, Willamette Meridian bears South 89° 44 1/2' West along the center line of said roadway, a distance of 1,216.9 feet to a point in the West boundary of said Section 11, and North 0° 13 1/2' West along the Section line 1,662.5 feet; running thence North 89° 44 1/2' East along the center line of the above mentioned roadway, a distance of 136.9 feet, more or less, to a point in the Easterly boundary of the SW1/4 of NW1/4 of said Section 11; thence North 0° 7' West along said Easterly boundary 331.5 feet, more or less, to a point in the Northerly boundary of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence South 89° 47' West along said boundary line 137.5 feet; thence South 0° 7' East 331.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the Easterly 70 feet, more or less, described as follows:

A parcel of land situated in N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 44 1/2' West along the center line of said roadway a distance of 1,284.4 feet to a point in the West boundary of said Section 11, and North 0° 13 1/2' West along the section line 1,662.5 feet; running thence North 89° 44 1/2' East along the center line of the above mentioned roadway 69.4 feet, more or less, to a point in the Easterly boundary of SW1/4 NW1/4 of said Section 11; thence North 0° 7' West along said Easterly boundary 331.5 feet, more or less, to the Northerly boundary of said SW1/4 NW1/4 of said Section 11; thence South 89° 47' West along said North boundary line 70 feet; thence south 0° 7' East 331.55 feet, more or less, to the point of beginning.

The consideration paid for the transfer is \$275,000.00, 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 10th day of April, 2023

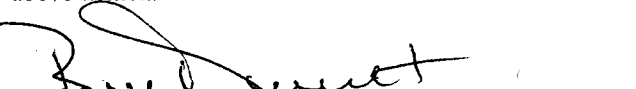


Clark A. Gill

State of Oregon } ss
County of Malheur }

On this 10 day of April, 2023, before me, Renee L Durrett a Notary Public in and for said state, personally appeared Clark A. Gill, 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: Payette County
Commission Expires: 2/10/24

