



2023-004026
Klamath County, Oregon
05/26/2023 09:31:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ruben Garcia

24625 Schaupp Rd

Klamath Falls, OR 97603

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

Ruben Garcia

24625 Schaupp Rd

Klamath Falls, OR 97603

File No. 591639AM

STATUTORY WARRANTY DEED

Drost Land Company, LLC, a Texas Limited Liability Company,

Grantor(s), hereby convey and warrant to

Ruben Garcia,

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 2 of Land Partition 2-15, being a replat of Parcel 2 of Major Land Partition 80-122 and Parcel 1 of Land Partition 13-14 in the West 1/2 of Section 2, Northwest 1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed July 31, 2017 in 2017-008559 records of Klamath County.

The consideration paid for the transfer is \$130,000.00, 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 25 day of May, 2023.

Drost Land Company, LLC

By: [Signature]
Jake Drost, Manager

State of Oregon } ss
County of Klamath }

On this 25 day of May, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared JAKE DROST, MANAGER OF DROST LAND COMPANY, LLC 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
Commission Expires: 9/27/2025

