



2023-008149

Klamath County, Oregon

09/18/2023 03:20:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cori Marie Allen and Thomas Jeffery Allen100 Arrowhead Dr.Crescent City, CA 95531Until a change is requested all tax statements shall be
sent to the following address:Cori Marie Allen and Thomas Jeffery Allen100 Arrowhead Dr.Crescent City, CA 95531File No. 598306AM

STATUTORY WARRANTY DEED**George Michael Colville and Linda M. Colville, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Cori Marie Allen and Thomas Jeffery Allen, 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:**All that portion of the E1/2 SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette
Meridian, in the County of Klamath, State of Oregon, described as follows:**

Beginning at a point in the SE1/4 SE1/4 of said Section 34, from which the Southeast corner of said Section
bears South 50°49' East 175 feet and South 38°11' East 993 feet; thence North 2°53' West 325 feet; thence
North 11° East 530 feet, more or less, to the center line of the U.S.R.S. C-4 Canal; thence North 88° West
along the center line of said C-4 Canal, 336.4 feet; thence through the arc of a 40° curve right 66.5 feet to a
point bearing North 74°42' West 66.5 feet; thence North 61°23' West 202.5 feet; thence through the arc of a
40° curve right 143.8 feet to a point bearing North 32°00'38" West 140.6 feet; thence North 3°53' West 72.4
feet to a point in the West line of the NE1/4 SE1/4 of said Section from which the quarter corner common to
Sections 34 and 35, said township and range, bears North 66°28' East 1449 feet; thence South along the
West line of the E1/2 SE1/4 of said Section 880 feet, more or less, to a point 1195 feet North of the Southwest
corner of the SE1/4 SE1/4 of said Section 34; thence East 38 feet; thence South 38°35' East 394.2 feet; thence
North 88°47' East 285.8 feet more or less, to the place of beginning.

LESS AND EXCEPTING right of way for irrigation ditches, drain ditches and county road.**ALSO LESS AND EXCEPTING** any portion lying North of the center line of the U.S.R.S C-4 Canal.**ALSO EXCEPTING AND RESERVING** an easement for an irrigation ditch along the County Road on the
West side of said tract of land.**The true and actual consideration for this conveyance is \$600,000.00, 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:*2023-2024 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 15 day of Sept., 2023.

George Colville * Michael

Linda M. Colville
Linda M. Colville

State of ~~Oregon~~ ARIZONA
County of ~~Klamath~~ YAVAPAI

On this 15 day of SEPT 2023, before me, MARK GOMBRICH a Notary Public in and for said state, personally appeared George Michael Colville and Linda M. Colville, 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.

Mark Gombrich
Notary Public for the State of ARIZONA
Residing at: Klamath CINNO VILLAGE
Commission Expires: 10/2/25

