



2023-008948

Klamath County, Oregon

10/17/2023 10:15:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

The Floyd William Brady Living Trust

12056 Merganser Rd.

Klamath Falls, OR 97601

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

The Floyd William Brady Living Trust

12056 Merganser Rd.

Klamath Falls, OR 97601

File No. 608044AM

STATUTORY WARRANTY DEED

Dale Zemke and Katie E. Zemke, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Floyd William Brady, Trustee of the Floyd William Brady Living Trust, dated March 30, 2021,

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:

Lot 331, RUNNING Y RESORT – PHASE 4, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$365,000.00, 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, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF 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 11TH day of OCTOBER, 2023

Dale Zemke

Dale Zemke

Katie E. Zemke

Katie E. Zemke

State of PA } ss
County of BUTLER }

On this 11th day of October, 2023, before me, PAMELA COSTA a Notary Public in and for said state, personally appeared Dale Zemke and Katie E. Zemke, 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.

Pamela Costa

Notary Public for the State of PENNSYLVANIA
Residing at: BEAVER COUNTY
Commission Expires: 10.21.2024

Commonwealth of Pennsylvania - Notary Seal
Pamela Costa, Notary Public
Beaver County
My Commission Expires 10/21/2024
Commission Number 1383684