

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Brandon Bromley and Sarah Bromley Yamada
92797 Paschelke Rd.
Marcola, OR 97454

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

Brandon Bromley and Sarah Bromley Yamada
92797 Paschelke Rd.
Marcola, OR 97454

File No. 603289AM

SPECIAL WARRANTY DEED

Brooks Exchange, LLC, an Oregon limited liability company,

Grantor(s) hereby conveys and specially warrants to

Brandon Bromley and Sarah Bromley Yamada, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 11 in Block 9 of TRACT NO. 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2607-001C0-05700

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

Return To: AmeriTitle

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 28th day of Sept, 2023


Brooks Exchange, LLC, an Oregon limited liability company

By: Cascade Exchange Services, Inc., an Oregon corporation, its Member


Meghan McMahon, ~~President~~ Vice President

State of Oregon}ss.
County of Lane}

On this 28th day of September, 2023, before me, Melissa Mitchell a Notary Public in and for said state, personally appeared Meghan McMahon known to me to be the Vice President of Cascade Exchange Services, Inc., an Oregon corporation, as member of Brooks Exchange, LLC, and Oregon limited liability company, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. 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: Oregon
Commission Expires: 7/26/2025

