



2023-010846
Klamath County, Oregon
12/19/2023 02:15:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mike Lowrie Trucking, Inc., an Oregon Corporation

P.O. Box 207

Dixon, CA 95620

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

Mike Lowrie Trucking, Inc., an Oregon Corporation

P.O. Box 207

Dixon, CA 95620

File No. 616502AM

STATUTORY WARRANTY DEED

Fred Vernon Simon, Trustee of the Fred Vernon Simon Revocable Living Trust dated May 17, 2011,

Grantor(s), hereby convey and warrant to

Mike Lowrie Trucking, Inc., an Oregon Corporation,

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 34-14, being Lots 7, 10 and 19 of Farm Unit "B", situated in the NE1/4 and SE1/4 of Section 19, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and recorded February 27, 2015 in 2015-001775, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$480,000.00. 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

18

day of

Dec.

2023

By:

Fred Vernon Simon, Trustee of the Fred Vernon Simon Revocable Living Trust

State of Oregon } ss
County of Klamath }

On this 18 day of December, 2023, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Fred Vernon Simon, Trustee of the Fred Vernon Simon Revocable Living Trust dated May 17, 2011, 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.

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires:

Nov. 21, 2025

