



2024-001100
Klamath County, Oregon
02/12/2024 11:54:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William L. Poncia and Virginia M. Poncia

5730 N Hills Dr.

Klamath Falls, OR 97603

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

William L. Poncia and Virginia M. Poncia

5730 N Hills Dr.

Klamath Falls, OR 97603

File No. 620246AM

STATUTORY WARRANTY DEED

Lance P. McCuiston and Gina M. McCuiston,

Grantor(s), hereby convey and warrant to

William L. Poncia and Virginia M. Poncia, Trustees of the William L Poncia and Virginia M Poncia 2001 Trust,

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:

A tract of land situated in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on Survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 20; thence South 89 degrees 05' 36" West along the North line of said Section 20, 272.15 feet; thence South 00 degrees 54' 24" East 948.37 feet; thence South 29 degrees 38' 20" West 750.00 feet to a point on the Northerly right of way line of the County Road, said point being South 60 degrees 21' 40" East 170.00 feet from the most Southerly corner of Lot 3 of said Parcel No. 2; thence South 60 degrees 21' 40" East, along said right of way line 470.00 feet to a point which is North 60 degrees 21' 40" West 60.00 feet from the Southwest corner of Lot 1 of said Parcel No. 2; thence North 29 degrees 38' 20" East, parallel to and 60 feet Northwesterly of, measured at right angles to, the Westerly line of said Lot 1, a distance of 750.00 feet; thence North 00 degrees 24' 00" West 1186.00 feet to a point on the North line of said Section 20; thence South 89 degrees 36' 00" West 143.10 feet to the point of beginning.

The consideration paid for the transfer is \$960,000.00, 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 7 day of February, 2024



Lance P. McCuiston


Gina M. McCuiston

State of Arizona ss
County of Yavapai }

On this 7 day of February, 2024, before me, MAXINE C WATTS a Notary Public in and for said state, personally appeared Lance P. McCuiston and Gina M. McCuiston, 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.


Notary Public for the State of Arizona
Residing at: Prescott, AZ
Commission Expires: August 20, 2025

