



2024-003656

Klamath County, Oregon

05/10/2024 12:16:02 PM

Fee: \$87.00

TITLE NO. 0342008

ESCROW NO. VP23-1271 AJB

TAX ACCT. NO. 164342

TAX ACCT. NO. 164351

TAX ACCT. NO. 164360

MAP/TAX LOT NO. 2607-001B0-05800

MAP/TAX LOT NO. 2607-001B0-05900

MAP/TAX LOT NO. 2607-001B0-06000

GRANTOR

JONATHAN MANNILA and NELSE MANNILA

Who acquired title as NELSA MANNILA

GRANTEE

WT REAL ESTATE, LLC, an Oregon limited liability company

90099 PRAIRIE ROAD

EUGENE, OR 97402

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

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

JONATHAN MANNILA and NELSE MANNILA, who acquired title as NELSA MANNILA, as tenants by the entirety, Grantor,

conveys and warrants to

WT EXCHANGE, LLC, an Oregon limited liability company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 12, 13, and 14 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$270,000.00 AS PAID BY AN ACCOMMODATOR PURSUANT TO IRC 1031.**

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

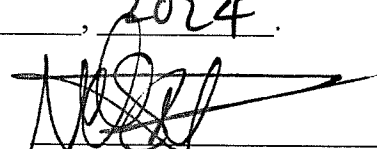
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 9th day of May, 2024.


JONATHAN MANNILA


NELSE MANNILA, WHO ACQUIRED TITLE AS NELSA MANNILA

State of Oregon
County of LANE

This instrument was acknowledged before me on May 9, 2024 by JONATHAN MANNILA and ~~NELSA MANNILA~~ NELSE MANNILA, WHO ACQUIRED TITLE AS NELSA MANNILA.


(Notary Public for Oregon)

My commission expires 6-4-2027

