



2024-008703
Klamath County, Oregon
10/04/2024 02:54:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Mackenzie and Mila Mackenzie

4715 Onyx Ave.

Klamath Falls, OR 97603

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

David Mackenzie and Mila Mackenzie

4715 Onyx Ave.

Klamath Falls, OR 97603

File No. 649918AM

STATUTORY WARRANTY DEED

David W. Porter and Lori T. Porter, as Trustees of the Porter Family Trust, dated April 15, 2021,
Grantor(s), hereby convey and warrant to

David Mackenzie and Mila Mackenzie,

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:

The Southerly 90 feet of Lot 57, First Addition to Summers Lane Homes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$310,000.00 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:

Real property taxes due, if any, but not yet payable

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: October 3rd, 2024

~~First American Exchange Company as qualified intermediary for: Porter Family Trust dated April 15, 2021~~

By: _____

Read and Approved by:

Porter Family Trust dated April 15, 2021

By David W. Porter
David W. Porter, Trustee

By Lori T. Porter
Lori T. Porter, Trustee

State of Oregon } ss.
County of marion }

On this 3rd day of October, 2024, before me, Sarah Rasca a Notary Public in and for said state, personally appeared David W. Porter and Lori T. Porter known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Porter Family Trust dated April 15, 2021, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sarah Rasca
Notary Public for the State of Oregon»
Residing at: Salem

