

After recording Return to:
Cascade Title Company
675 Oak St., Suite 100
Eugene, OR 97401

CTS424-0561



2024-009348
Klamath County, Oregon
10/28/2024 08:55:01 AM
Fee: \$87.00

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

WT EXCHANGE, LLC

GRANTEE

WT REAL ESTATE, LLC
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

BARGAIN AND SALE DEED

WT EXCHANGE, LLC, an Oregon Limited Liability Company, Grantor,
conveys to
WT REAL ESTATE, LLC, an Oregon Limited Liability Company, Grantee

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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 **pursuant to an IRC 1031 exchange.**

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 28 day of October, 2024.

WT EXCHANGE, LLC

BY: CASCADE EXCHANGE SERVICES, INC.,
MEMBER

BY: [Signature]
THOMAS M. MCMAHON, PRESIDENT

State of Oregon
County of LANE

This instrument was acknowledged before me on October 28, 2024 by THOMAS M. MCMAHON, PRESIDENT OF CASCADE EXCHANGE SERVICES, INC., MEMBER OF WT EXCHANGE, LLC.

[Signature]
(Notary Public for Oregon)
My commission expires Jan 12, 2027

