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2616 W. 75TH ST.

LOS ANGELES, CA 90043-5330

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



RONALD & LYNN FREEMAN
P.O. BOX 4342
WEST HILLS, CA 91308
Grantor's Name and Address
FRANK VALVERDE
2616 W. 75TH ST.
LOS ANGELES, CA 90043-5330
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
FRANK VALVERDE
2616 W. 75TH ST.
LOS ANGELES, CA 90043-5330
Until requested otherwise, send all tax statements to (Name, Address, Zip):

M05-65102

Klamath County, Oregon 09/27/2005 08:55:59 AM Pages 1 Fee: \$21.00

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SPECIAL WARRANTY DEED

KNOW ALL BY THESE DESENTS 45.4 RONALD S. FREEMAN AND LYNN M. FREEMAN. AS

ATTOWNED THESE TRESENTS that
TENANTS BY THE ENTIRETY
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid byFRANK_VALVERDE
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining
situated in KLAMATH County State of Oregon described as follows to wit:

LOT 5, BLOCK 11, SECOND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAN THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,950.00

**CHARLEM AND THE SENTENCE OF THE SENTEN

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on SEPTEMBER 9, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

RONALD S. FREEMAN
LANN M. FREEMAN

CALIFORNIA

STATE OF ORDERON, County of LOS ANGELES

This instrument was acknowledged before me on SEPTEMBER 9, 2005

_{by} RONALD S. FREEMAN AND LYNN M. FREEMAN-

This instrument was acknowledged before me on

by _____

of SERT ZESSERMAN

Commission # 1402841

Notary Public - California

Los Angeles County

My Comm. Expires Mar 21, 2007

Notary Public for Success

CALIFORNIA

My commission expires