

EA

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



Ronald S. & Lynn M. Freeman

P.O. Box 4342

West Hills, CA 91308

Grantor's Name and Address

Lennie and Glory Mei-Hung Verduga

115 W. Murray #815

Visalia, CA 93291

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lennie and Glory Mei-Hung Verduga

115 W. Murray #815

Visalia, CA 93291

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Lennie and Glory Mei-Hung Verduga

115 W. Murray #815

Visalia, CA 93291

2009-004879

Klamath County, Oregon



00063877200900048790010012

SPACE RESEF
FOR
RECORDER:

04/08/2009 09:33:46 AM

Fee: \$21.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ronald S. Freeman and Lynn M. Freeman--

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Lennie Verduga and Glory Mei-Hung Verduga--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 10, Block 42, Tract 1184-Oregon Shores-Unit 2-1st Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to Covenants, conditions, reservations, easements, restrictions, rights, rights-of-way and all other matters appearing of record.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,600.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 March 1, 2009; 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

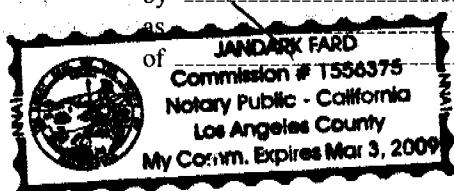
Lynn M. Freeman
STATE OF CALIFORNIA, County of Los Angeles) ss.This instrument was acknowledged before me on March 1, 2009
by Ronald S. Freeman and Lynn M. Freeman

This instrument was acknowledged before me on

by

as

of



Notary Public for California JANDARK FARD
My commission expires 3/3/2009