

EA

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



RONALD S. &amp; LYNN M. FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Grantor's Name and Address

William &amp; Julie Ahlquist

200 Kedron Pkwy. #208B

Spring Hill, TN 37174

After recording return to (Name, Address, City)

William &amp; Julie Ahlquist

200 Kedron Pkwy. #208B

Spring Hill, TN 37174

If requested other/wise, send all tax statements to (Name, Address, Zip):

William &amp; Julie Ahlquist

200 Kedron Pkwy. #208B

Spring Hill, TN 37174

2010-013047

Klamath County, Oregon



00092702201000130470030036

11/09/2010 08:15:48 AM

Fee: \$47.00

SPACE RESERVED

FOR

RECORDER'S

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RONALD S. FREEMAN AND LYNN M. FREEMAN,  
AS TENANTS BY THE ENTIRETY

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

WILLIAM F. AHLQUIST AND JULIE J. HOLLENSBE-AHLQUIST

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 40, BLOCK 50, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, 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 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 \$ 10,950.00. <sup>①</sup> 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. <sup>②</sup> If the sentence between the symbols ☐ is 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 JULY 16, 2010; 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  
 RONALD S. FREEMAN

Lynn M. Freeman  
 LYNN M. FREEMAN

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
 by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

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Notary Public for Oregon

My commission expires \_\_\_\_\_

# ACKNOWLEDGMENT

State of California )  
County of Los Angeles )

On November 1, 2010, before me, Miriam Carroll, notary public, personally appeared Lynn M. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Miriam Carroll

(Seal)



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ACKNOWLEDGMENT

State of California                    )  
County of Los Angeles                )

On November 1, 2010\_, before me, Miriam Carroll, notary public, personally appeared RONALD S. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

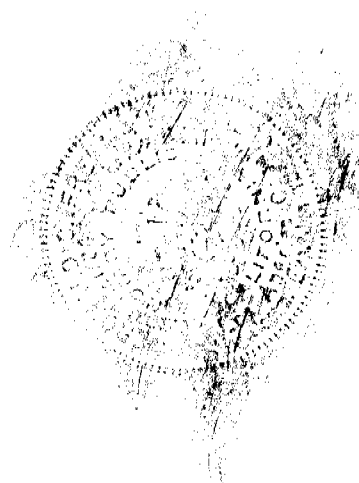
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Miriam Carroll

(Seal)



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