

EA

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



Ronald and Lynn Freeman

P.O. Box 4342

West Hills, CA 91308-4342

Grantor's Name and Address

Esther Gutierrez

6990 La Lanza Ct.

Alta Loma, CA 91701-6602

Grantee's Name and Address

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

~~"GRANTOR ABOVE"~~~~"GRANTOR ABOVE"~~

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

~~"GRANTOR ABOVE"~~~~"GRANTOR ABOVE"~~

2011-008435

Klamath County, Oregon



00104876201100084350010018

SPACE RES

07/20/2011 09:27:18 AM

Fee: \$37.00

FOR

RECORDER'S USE

No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ronald Freeman and Lynn Freeman

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

Esther Gutierrezhereinafter 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 29 BLOCK 27, TRACT 1113, OREGON SHORES UNIT 2, ACCORDING TO THE OFFICIAL PLAT 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,995.00. ^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 April 7, 2011; 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

California

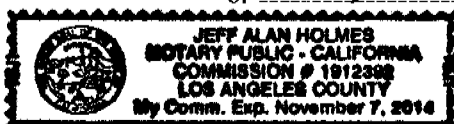
STATE OF ~~OREGON~~ County of Los Angeles ss.This instrument was acknowledged before me on APRIL 11, 2011by Ronald Freeman and Lynn Freeman*****

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for CaliforniaMy commission expires Nov. 7, 2014