

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2013-005608

Klamath County, Oregon



00136230201300056080020021

05/20/2013 11:21:43 AM

Fee: \$42.00

Grantee's Name and Address*

After recording, return to (Name and Address):

STEVE VAN SICKLE
P.O. Box 302
Sprague River, OR 97639

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

Same as above

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Robert J. Hansen and Judy A. Shockley
AKA Judy A. Hodge
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Steve Van Sickle

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 (legal description of property):

TWP 37 RNGE 12 Block SE3
Tract S 2 NW 4 W 4 N 2 SW 4 SW 4 40.00 acres

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 10,000. ^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. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 03/26/2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Judy A. Hodge
Robert J. Hansen

STATE OF OREGON, County of DeschutesThis instrument was acknowledged before me on 03/26/2013by Judy Hodge

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
KEEGAN H RICHARDSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 456364
MY COMMISSION EXPIRES FEBRUARY 27, 2015

Keegan H. Richardson
Notary Public for Oregon
My commission expires 2/27/2015

STATE OF OREGON
County of POLK



This instrument was acknowledged before me on May 16, 2013 by

ROBERT J. HANSEN

Valerie A. Unger

Notary Public for Oregon

My Commission Expires: 8/23/13

