

2015-002258

Klamath County, Oregon

03/16/2015 09:09:00 AM

Fee: \$47.00

**RECORDING REQUESTED BY,
Ronald S. Freeman**

**AND WHEN RECORDED, RETURN
TO:**

Richard W. Davis

1619 Elder Ave.

San Diego, CA 92154-1942

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Richard W. Davis

1619 Elder Ave.

San Diego, CA 92154-1942

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, of P.O. Box, 4342, West Hills, Ca 91308-4342, (hereinafter referred to as the "Grantor") does hereby hereby bargain, sell, convey and warrant to **Richard W. Davis, of 1619 Elder Ave, San Diego, CA 92154-1942**, (hereinafter referred to as the "Grantee"), all right, title and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of Klamath, State of Oregon:

Lot 27, Block 27, Oregon Shores Unit 2, Tract 1113, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

APN: R-3507-017CA-00600-000

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

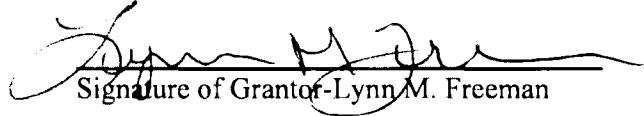
The true consideration for this conveyance is \$9950.00 plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this the 14th day of March, 2014.



Signature of Grantor-Ronald S. Freeman



Signature of Grantor-Lynn M. Freeman

State of California }ss
County _____
Of Los Angeles _____

On MARCH 15, 2015, before me, Miriam Carroll, Notary Public, personally appeared Ronald S. Freeman and Lynn M. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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
Notary Public

My Commission Expires: December 13, 2017



Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308-4342 818-703-1781	Richard W. Davis 1619 Elder Ave. San Diego, CA 92154-1942 (619) 946-7797 or (619) 417-7487

SEND TAX STATEMENTS TO GRANTEE NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.