

2015-012224

Klamath County, Oregon

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO

Sarah Smith

3400 Ave. of the Arts, #H316

Costa Mesa, CA 92626



00178381201500122240020025

11/09/2015 09:23:53 AM

Fee: \$47.00

SPECIAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Hollis Parmely, Trustee of The Frederick Steinberg Trust, dated December 29, 1986
whose mailing address is 20 Pacifica, Suite 240 Irvine, CA. 92618
Herein after called Grantor

Hereby Conveys and Specially Warrants to
Sarah Smith,
whose mailing address is 3400 Ave. of the Arts, #H316, Costa Mesa, CA 92626
Herein after called Grantee

the following described real property free of encumbrances created by the Grantor, except
as specifically set forth herein in the County of Klamath, State of Oregon:

The East ½ of the East ½ of Lot 1, Block 9, "Klamath Falls Forest Estates, Sycan Unit",
also described as Lot 1D, Block 9, according to the Official Records on file in the Office of
the County Clerk of said Klamath County, Oregon.

Account No.: R183009

Map No.: 3313-03300

Tax Lot No.: 06100

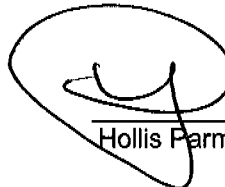
The property is free of all encumbrances created by the Grantor except, none.

The true and actual consideration for this conveyance is \$ 69.08

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 195.386 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 2020.

The Frederick Steinberg Trust

Dated: March 10, 2015

 - Trustee
Hollis Parmely, Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

State of California)
)ss.
County of Orange)

On March 10, 2015, before me, MARTIN E. DACK, a Notary Public in and for the State of California, personally appeared HOLLIS PARMELY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is 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.


Notary Public

