

THIS SPACE RESERVED FOR

2016-006621

Klamath County, Oregon 06/22/2016 02:55:58 PM

Fee: \$47.00

After recording	g return to:		
_Tristan J. Ts	chudin		
416 Hamilto	n		
Seaside, CA 93955			
shall be sent to Tristan J. Ts		ratements is:	
416 Hamilton			
Seaside, CA	93955		
File No.	112308AM		

SPECIAL WARRANTY DEED

Castle 2016 LLC, a New York Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Tristan J. Tschudin,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of Klamath and State of Oregon, to wit:

Lot 5 in Block 211 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is .\$27,400.00

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 195.301, 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.

Dated this <u>31</u> day of	June	
	U	
Castle 2016 LLC, a New York	le I invited I inhilim	
	k Lainted Liaoinit	So mpany
By: Victor Naar, Manager		<i>, \ \ \ \</i>
~		

State of New York } ss County of New York }

On this A day of June, 2016, before me, Links S Robbinson, a Notary Public in and for said state, personally appeared Victor Naar, as Manager of Castle 2016 LLC, a New York Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of AU Y
Residing at: 60 Glance of Aug. Yearlans My 10701

Commission Expires: Feb 6 2020

LEILAN S ROBINSON
Notary Public, State of New York
No. 01RO6255289
Qualified in Westchester County
Commission Expires February 6, 2020