

2017-000915

Klamath County, Oregon

01/30/2017 10:41:00 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

SEND TAX STATEMENTS TO:

Robert A. Huseby and Christine D. Huseby

4065 SW 94th Ave

Portland, Oregon, 97225

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- Chris & Bonnie Eschbach, a married couple,

for and in consideration of: \$4,000.00 grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Robert A. Huseby and Christine D. Huseby, as tenancy by the entirety, 4065 SW 94th Ave, Portland, Multnomah County, Oregon, 97225,

the following described real estate, situated in 01600 Choptie Drive, Chiloquin, in the County of Klamath county, State of Oregon, 97624:

(legal description): Lot 5, Block 7, Klamath County, in the county of Klamath, State of Oregon, as shown on map filed in Book 20, Page 6 of Maps, in the office of the county recorder of said county.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

1. Covenant of Seisin: The Grantor has the good right to convey the property.
2. Warranty of Title: The Grantor is has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.

Tax Parcel Number: R-3509-23A0-01600-000

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. 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.

Grantor Signatures:

DATED: 1/28/17

DATED: 1/28/17

Chris Eschbach

Bonnie Eschbach

Chris Eschbach

Bonnie Eschbach

123 Tannery Rd.

123 Tannery Rd.

Constantia, New York

Constantia, New York

13044

13044

STATE OF NEW YORK, COUNTY OF OSWEGO COUNTY, ss:

On this 28 day of January, 2017, before me personally appeared Chris Eschbach and Bonnie Eschbach, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Jodi L. Hunsdon
New York Notary Public
Qualified in Oswego County
NO: 01HU6123954
Commission Exp: March 21, 2017

Jodi L. Hunsdon
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires March 21, 2017