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02/17/2017 08:22:12 AM

Fee: \$47.00

MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:
Landsmart Properties, LLC
3800 Bridgeport Way W, Ste. A-527
University Place, Washington, 98466

SPECIAL WARRANTY DEED

THE GRANTOR,

- Charles Herbert Mann,

for the true and actual consideration of: \$2,988.00 grants, bargains, sells, conveys
and specially warrants to the GRANTEE:

- Landsmart Properties, LLC a Washington State Limited Liability Company,
the following described real estate, situated in the County of Klamath, State of
Oregon:

TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE
MERIDIAN, SECTION 33; THE N1/2 NE1/4 SE1/4

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

1. Covenant of Seisin: The Grantor has the good right to convey the property.
2. Warranty of Title: The Grantor 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.

Tax Parcel Number: R872710

Map Number: R-3612-03300-00601-000

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 Signature:

DATED: 23 January 2017

Charles Herbert Mann

Charles Herbert Mann

STATE OF FLORIDA, COUNTY OF MARION, ss:
The foregoing instrument was acknowledged before me this 23 day of JANUARY 2017 by Charles Herbert Mann, who are personally known to me or who have produced FL DL as identification.

AR

Signature of Notary

Amanda L. Rolin

Name Printed

