

2017-004155

Klamath County, Oregon

04/21/2017 09:29:00 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

SEND TAX STATEMENTS TO:

Chris Eschbach

123 Tannery Road

Constantia, New York, 13044

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- Mark P. Keller and Pamela L. Keller, a married couple,

for and in consideration of: \$1,300.00 grants, bargains, sells, conveys and specially warrants to the
GRANTEE(S):

- BACE Quest LLC., Chris Eschbach, Owner, 123 Tannery Road, Constantia, Oswego County,
New York, 13044,

the following described real estate, situated in the County of Klamath, State of Oregon, 97621:

(legal description): Oregon Pines, Block 18, Lot 1 as same as shown on plat filed June 30, 1969
duly recorded 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 3511 010D0 00500

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: 4/18/2017

Mark P. Keller

Mark P. Keller

42244 Upper Berlin Drive

Lebanon, Oregon

97355

DATED: 4/18/2017

Pamela L. Keller

Pamela L. Keller

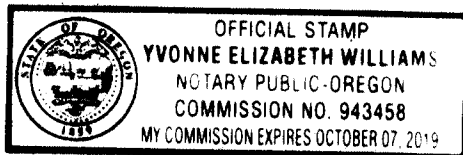
42244 Upper Berlin Drive

Lebanon, Oregon

97355

STATE OF OREGON, COUNTY OF ^{Benton} ~~LINN~~, ss:

This instrument was acknowledged before me on this 18th day of April, 2017 by Mark P. Keller and Pamela L. Keller.



Yvonne E Williams
Notary Public

Signature of person taking acknowledgment

Universal Associate
Title (and Rank)

My commission expires 10-7-2019