

**RECORDING REQUESTED BY,
Ronald S. Freeman**

2017-005591

Klamath County, Oregon

05/22/2017 10:59:00 AM

Fee: \$47.00

**AND WHEN RECORDED, RETURN
TO:**

**James Warnken
2361 Traci St.
Pahrump, NV 89048-8409**

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

**James Warnken
2361 Traci St.
Pahrump, NV 89048-8409**

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, of P.O. Box 4342, West Hills, CA 91338 ,
(hereinafter referred to as the "Grantor") does hereby bargain, sell, convey and warrant to
James F. Warnken and Rebecca S. Warnken, of 2361 Traci St, Pahrump, NV 89048-8409, as
Tenants-In-Common with Rights of Survivorship, (hereinafter referred to as the "Grantee"), all
right, title and interest in and to the following lands and property, together with all improvements
located on the property, situate in the County of Klamath, State of Oregon:

**Lot 29, Block 24, Tract No. 1113, OREGON SHORES UNIT #2, according to the
official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
APN: R3507-018DD-02400-000**

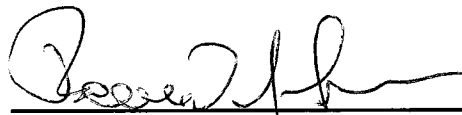
TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever,
with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-
way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may
appear of record, Grantor will only warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of those persons claiming by, through or
under Grantor, but not otherwise.

The true consideration for this conveyance is \$10,000.00 plus other property or value which is a
part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the
masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this the 20th day of May, 2017.



Signature of Grantor-Ronald S. Freeman



Signature of Grantor-Lynn M. Freeman

State of California } ss
County _____
Of Los Angeles _____

On 5/20/17, 2017, MIKIAM CARROLL Notary Public, personally appeared Ronald S. Freeman and Lynn M. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

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.

Signature Miriam Carroll
Notary Public
My Commission Expires: December 13, 2017



Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308-4342 818-703-1781	James, Rebecca Warnken 2361 Traci St. Pahrump, NV 89048-8409 775-751-8047

SEND TAX STATEMENTS TO GRANTEE NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.