

2017-009486

Klamath County, Oregon

08/22/2017 01:46:00 PM

Fee: \$47.00

After recording, please return to, and
until a change is requested, send all
tax statements to the following address:

Christopher Mendivil
1821 Cleveland Ave
Everett, WA 98201

Parcel ID: R284828

SPECIAL WARRANTY DEED

Under ORS 93.855

On this 19 day of August, 2017, the grantor,
Dream Big Land LLC, a Missouri Limited Liability Company
2977 Hwy K #228
O'Fallon, Missouri 63368

conveys and specially warrants to the grantee,

Christopher Mendivil (50%) and Kaila Pederson (50%) as tenants in common
1821 Cleveland Ave
Everett, WA 98201

the following described real property in Klamath County, Oregon, free of encumbrances
created or suffered by the grantor except as specifically set forth herein:

Oregon Pines, Block 6, Lot 6

Commonly known as:

This conveyance is made subject to:

The grantor warrants and will defend the title to the property against all persons who may
lawfully claim the same by, through or under the grantor.

The true consideration for this conveyance is \$ 2,249.00

Two Thousand Two Hundred Forty Nine Dollars

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 195.300, 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.

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

Matt Bills, member Dream Big Land LLC
 Signature Matt Bills, member _____ Signature _____
 Grantor _____ Capacity _____
 Capacity _____

 Signature _____ Signature _____
 Capacity _____ Capacity _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Missouri }
 COUNTY OF St. Louis }

This record was acknowledged before me on this 19th day of August, 2017 by

Matt Bills
Karen L. Macchi
 Notary Public
 Print name: Karen L. Macchi
 My commission expires: June 28, 2019



KAREN L. MACCHI
 My Commission Expires
 June 28, 2019
 St. Louis County
 Commission #15421610