

2017-010022

Klamath County, Oregon

09/06/2017 09:10:00 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

SEND TAX STATEMENTS TO :

Thol Kang

524 Illinois Avenue

Salem, Oregon, 97301

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- BACE Quest LLC., Chris Eschbach, Owner,

for and in consideration of: \$10.00 grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Thol Kang, 524 Illinois Avenue, Salem, Marion County, Oregon, 97301,

- Mason Allen Kang, 524 Illinois Avenue, Salem, Marion County, Oregon, 97301,

as joint tenants with rights of survivorship, the following described real estate, situated in 0500 Oregon Pines Road, Chiloquin, in the County of Klamath, State of Oregon, 97624:

(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 right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant of Quiet Enjoyment: The Grantor pledges to defend or pay the costs of defending the Grantee and the Grantees heirs or assigns in any legal matter contesting Grantee's right to the property.

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: 9/5/17

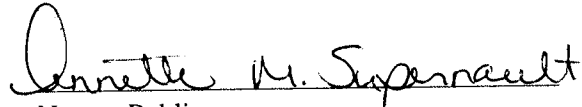


Chris Eschbach, Owner, on behalf of

BACE Quest LLC.
123 Tannery Road
Constantia, New York, 13044

STATE OF NEW YORK, COUNTY OF OSWEGO, ss:

On this 5 day of September, 2017, before me personally appeared Chris Eschbach, Owner, on behalf of BACE Quest LLC., 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.


Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 8/8/19

ANNETTE M. SUPERNALT
Notary Public, State of New York
Reg. No. 01SU6245998
Qualified in Oswego County
My Commission Expires August 8, 2019