

2017-011757

Klamath County, Oregon

10/16/2017 01:44:00 PM

Fee: \$47.00

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

AND WHEN RECORDED, RETURN TO:

Ronald S. Freeman
P.O. Box 4342
West Hills, CA 91308-4342

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

Ronald S. Freeman
P.O. Box 4342
West Hills, CA 91308-4342

--Above this line reserved for official use only--

SPECIAL WARRANTY DEED

Ester M. Coipel, of 912 N. Maclay Ave, San Fernando, CA 91340-1403 unmarried, (hereinafter referred to as the "Grantor") does hereby hereby bargain, sell, convey and warrant to Ronald S. Freeman, Trustee and Lynn M. Freeman, Trustee, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust Dated March 9, 2005, (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 4, BLOCK 48, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat hereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel Number R-3611-008B0-03100-000

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 \$9950.00 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 13th day of October, 2017.

Ester M. Coipel
Signature of Grantor
Ester M. Coipel

Signature of Grantor

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.

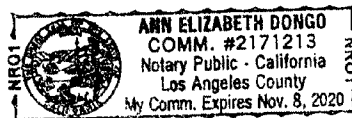
State of California } ss
County _____
Of Los Angeles

On October 13, 2017, before me, Ann Elizabeth Dongo, Notary Public, personally appeared Ester M. Coipel, 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 his 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.

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 Ann E. Dongo



My Commission Expires: November 8, 2020

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ester M. Coipel 912 N. Maclay Ave. San Fernando, CA 91340-1403 818-310-0281	Ronald and Lynn Freeman P.O. Box 4342 West Hills, CA 91308-4342

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.