

**2017-011850**

Klamath County, Oregon

10/17/2017 10:55:00 AM

Fee: \$47.00

**2013-009561**

Klamath County, Oregon

08/20/2013 03:36:19 PM

Fee: \$42.00

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

**AND WHEN RECORDED, RETURN  
TO:**

Ester M. Coipel  
912 Maclay Ave.  
San Fernando, CA 91340-1403

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

Ester M. Coipel  
912 Maclay Ave.  
San Fernando, CA 91340-1403

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

### **SPECIAL WARRANTY DEED**

Ronald S. Freeman and Lynn M. Freeman, of P.O. Box, 4342, West Hills, Ca 91308-4342 married, (hereinafter referred to as the "Grantor") does hereby hereby bargain, sell, convey and warrant to Ester M. Coipel, of 912 N. Maclay Ave., San Fernando, CA 91340-1403 unmarried, (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 16, BLOCK 60, KLAMATH FOREST ESTATES~~ ----- **LOT 60, BLOCK 16, KLAMATH  
FOREST ESTATES**

Parcel Number R3510-014CO-01900-000

Rerecorded at the request of Ronald S. Freeman to correct the legal description previously recorded in Book 13 and Page 009561

**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 13<sup>th</sup> 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

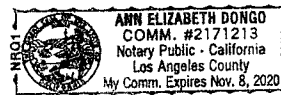
On October 13, 2017, before me, Ann Elizabeth Dongo, Notary Public, personally appeared Ester M. Coipel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in his authorized 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.