



00214864201700143940030038

12/19/2017 09:52:29 AM

Fee: \$72.00

After recording return to:  
Kristin Denmark  
Thorp, Purdy, Jewett, Urness  
& Wilkinson, P.C.  
1011 Harlow Road, Suite 300  
Springfield, OR 97477

Until a change is requested,  
all tax statements shall be sent to:

No change

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### SPECIAL WARRANTY DEED

**Owen C. Arnold**, Grantor, conveys and specially warrants to **Owen C. Arnold and Jean E. Ferris, Co-Trustees of the Owen C. Arnold Living Trust**, Grantees, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

The South 1/2 of the West 1/2 of Lot 4, Block 2, also known as:  
Lot 4D, Block 2, Klamath Falls Forest Estates Sycan Unit as  
recorded in Klamath County, Oregon.

Assessor's Parcel #3313-03000-02500

and also subject to all conditions, restrictions, reservations,  
easements, exceptions, rights and/or rights of way affecting said  
property (including any Declaration of Restrictions recorded with  
this subdivision recorded in the Office of the Klamath County,  
Oregon Recorder, all of which are incorporated herein by reference  
to said Declaration with the same effect as though fully set forth  
herein).

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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,



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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.

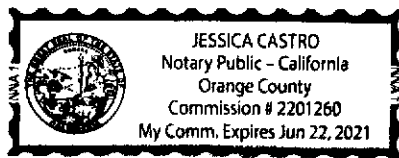
State of California

County of Orange

On November 8, 2017 before me, Jessica Castro, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jean E. Ferris, Attorney-in-fact for Owen C. Arnold  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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.

Place Notary Seal and/or Stamp Above

Signature

Jessica Castro  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed

Document Date: November 8, 2017 Number of Pages: three

Signer(s) Other Than Named Above: no other signers

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jean E. Ferris

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☒ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_