

2018-001486

Klamath County, Oregon

02/06/2018 12:23:01 PM

Fee: \$47.00

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

**AND WHEN RECORDED, RETURN
TO:**

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

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

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

—Above this line reserved for official use only—

SPECIAL WARRANTY DEED

Carlos F. Vital, of 350 Broadway Ave. Space 50, Chula Vista, CA 91910-3545 , (hereinafter referred to as the "Grantor") does 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 13, BLOCK 17, SPRAGUE RIVER VALLEY ACRES
PARCEL NUMBER: R-3613-006BO-02000-000

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 \$6950.00 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 1 day of FEB, 2018.

Carlos F. Vital
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.

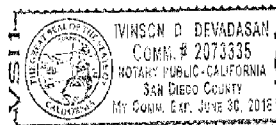
Signature of Grantor

State of California } ss
County _____
Of San Diego

On February 2, 2018, before me, IVINSON D. DEVADASAN, Notary Public, personally appeared CARLOS F. VITAL, 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 they executed the same in his their authorized capacity(ies), and that by his 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 _____

Notary Public

My Commission Expires: June 30, 2018

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Carlos F. Vital 350 Broadway Ave. Space 50 Chula Vista, CA 91910-3545	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.