

2018-001610

Klamath County, Oregon



00217246201800016100020026

02/09/2018 01:40:19 PM

Fee: \$47.00

Returned at Counter

MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:
Henry & Michelle Evans,
153520 Twilla Ct.
La Pine, OR 97739

SPECIAL WARRANTY DEED

THE GRANTOR,

-Landsmart Properties, LLC a Washington State Limited Liability Company,
for the true and actual consideration of: \$9500.00 grants, bargains, sells, conveys
and specially warrants to the GRANTEE:

- Henry Evans and Michelle Evans as joint tenants with rights of survivorship
the following described real estate, situated in the County of Klamath, State of
Oregon:

**The SW1/4 of the NE1/4 of Section 36, Township 24 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon EXCEPTING THEREFROM that portion lying within the
right of way of the Burlington- Northern Railroad, and deeded in Volume 76 Page 591, deed
records of Klamath County, Oregon**

Subject to existing taxes, assessments, liens, encumbrances, covenants,
conditions, restrictions, rights of way and easements of record, the Grantor hereby
covenants with the Grantee the following:

1. Covenant of Seisin: The Grantor has the good right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no
encumbrances upon the property other than those that have been already
disclosed to the Grantee.

Tax Parcel Number: R151551

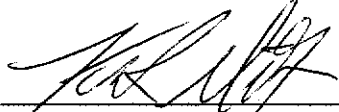
Map Number: R-2409-03600-00700-000

**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 Signature:

DATED: 2-6-18



Kevin R. Miles, Manager Landsmart Properties, LLC

STATE OF WASHINGTON, COUNTY OF PIERCE, ss:

The foregoing instrument was acknowledged before me this 06 day of February, 2018 by Kevin R. Miles, who are personally known to me or who have produced OK Hee Kim as identification.

Notary Public
State of Washington
Ok Hee Kim
Commission Expires 10-10-18


Signature of Notary

OK Hee Kim
Name Printed

10-10-18