

2018-005458

Klamath County, Oregon



00221699201800054580020020

05/01/2018 03:38:05 PM

Fee: \$47.00

Returned at Counter

MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:
Marcus Nelli
PO Box 24
Beatty, OR 97621

SPECIAL WARRANTY DEED

THE GRANTOR,

-Landsmart Properties, LLC a Washington State Limited Liability Company,
for the true and actual consideration of: \$2000.00 grants, bargains, sells, conveys
and specially warrants to the GRANTEE:

-Marcus Nelli the following described real estate, situated in the County of
Klamath, State of Oregon:

The East 1/2 of the South East 1/4 of the North West 1/4 of the South East 1/4 of
Section 13 Township 35 South, Range 12 East of the Willamette meridian,
consisting of five acres, more or less.

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: R731248

Map Number: R-3512-01300-02800-000

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: April 17, 2018

[Signature]

Kevin R. Miles, Manager Landsmart Properties, LLC

STATE OF WASHINGTON, COUNTY OF PIERCE, ss:

The foregoing instrument was acknowledged before me this 17 day of April, 2018 by Kevin R. Miles, who are personally known to me or who have produced driver's license as identification.

[Signature]
Signature of Notary

Evan G. Stout

Name Printed

April 17, 2018

