

2018-006996

Klamath County, Oregon



00223592201800069960040046

06/11/2018 08:31:48 AM

Fee: \$97.00

After recording, return to:

William Goldberg
PO Box 1084
Highland Park, IL 60035

Until a change is requested,
All tax statements should be sent to:

William Goldberg
PO Box 1084
Highland Park, IL 60035

Special Warranty Deed
Under ORS 93.855

The Grantor, Robin Casselman, Trustee of the Evelyn B. Casselman Trust, dated July 2, 1985, conveys and specially warrants to the Grantee, William Goldberg, a single man, the following described real properties situated in Klamath County, Oregon:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full.

The true actual consideration for this conveyance is: \$4,500

This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: June 4, 2018

Robin Casselman, Trustee
Grantor

Robin Casselman, Trustee of the
Evelyn B. Casselman Trust, Dated
July 2, 1985

Acknowledgement

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

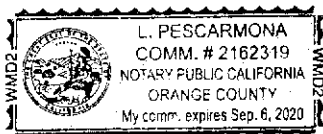
County of ORANGE

On JUNE 4, 2018 before me, L PESCARMONA, NOTARY PUBLIC (here insert name and title of the officer), personally appeared ROBIN CASSELMAN

, 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.

(Seal)



A handwritten signature in dark ink, appearing to be 'L. Pescarmona', written over a horizontal line.

Notary Public

My commission expires: 09-06-20

L PESCARMONA
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
Robin Casselman	William Goldberg
31822 Via De Linda	PO Box 1084
San Juan Capistrano, CA 92675	Highland Park, IL 60035

EXHIBIT A

Parcel R-3613-006A0-02900-000

A parcel of land situate in the NE1/4 of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of the said Northeast quarter of Section 6; thence South 00°00'11" East along the Westerly line of said Northeast quarter, 550.00 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 00°00'11" East along said Westerly line, 515.00 feet to a 1/2 inch iron pin; thence leaving said Westerly line East, 505.21 feet; thence North 20°24'00" East, 549.46 feet thence West, 696.74 feet to the point of beginning.

Parcel R-3613-006A0-03000-000

A parcel of land situated in the NE1/4 of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of said Northeast quarter of Section 6; thence North 00°00'11" West along the Westerly line of said Northeast quarter, 708.00 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing North 00°00'11" West along said Westerly line, 907.31 feet to a 1/2 inch iron pin; thence leaving said Westerly line east 505.21 feet; thence South 20°24'00" West 968.02 feet; thence West 167.74 feet to the point of beginning.