

2018-012386

Klamath County, Oregon



00230147201800123860030030

10/10/2018 09:48:28 AM

Fee: \$92.00

After recording, return to:

Ron Freeman Investments
P.O. Box 4342
West Hills, CA 91308

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

Ron Freeman Investments
P.O. Box 4342
West Hills, CA 91308

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

Bruce and Patrice Anderson, husband and wife
P.O. Box 5963
Bend, OR 97708

CONVEYS AND SPECIALLY WARRANTS to the grantee,

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 as Amended
P.O. Box 4342
West Hills, CA 91308

the following described real property situated in Klamath County, State of Oregon, free of
encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 1 in Block 8 OREGON SHORES SUBDIVISION – Tract #1053 in the County of
Klamath, State of Oregon, as shown on the Map filed on October 3, 1973 in Volume 20,
Pages 21 and 22 of Maps in the office of the County Recorder of said County.

Parcel ID: R225036

MapTaxLot: R-3507-006AC-06800-000

The true and actual consideration for this conveyance is \$ 2,500.00
Two thousand five hundred dollars

Source of Title:

Being the same property conveyed by bargain and sale deed from Jorge Armenta and Geraldine E. Armenta, husband and wife, to Bruce and Patrice Anderson, husband and wife as joint tenants with rights of survivorship, recorded February 9, 2018, in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 4 day of October, 2018.

Bruce Anderson

Signature

BRUCE ANDERSON

Print name

GRANTOR

Capacity

Patrice Anderson

Signature

PATRICE ANDERSON

Print name

GRANTOR

Capacity

Signature

Print name

Capacity

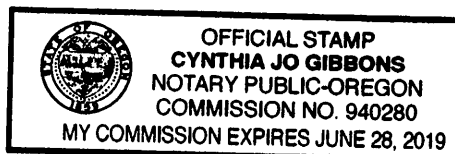
Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF OREGON
Deschutes
COUNTY OF Deschutes



On this 4 day of October, 2018, before me, Notary Public in and for said state, personally appeared Bruce Anderson and Patrice Anderson, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me C.J.G. freely executed the same.

Signature: Cynthia Jo Gibbons
Print Name: Cynthia Jo Gibbons
Title: M.S.R.

My commission expires: June 28, 2019