

**2018-012387**

**Klamath County, Oregon**



00230148201800123870030037

10/10/2018 09:49:25 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 Anderson 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 12 in Block 41 in Tract 1184, Oregon Shores – Unit 2 1<sup>st</sup> Addition, according to the official  
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel ID: R240625

MapTaxLot: R-3507-018AC-06600-000

The true and actual consideration for this conveyance is \$ 3,000.00  
Three thousand dollars

Source of Title:

Being the same property conveyed by quitclaim deed from Klamath County, a political subdivision of the State of Oregon, to Bruce Anderson and Patrice Anderson, husband and wife, recorded October 24, 2017 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

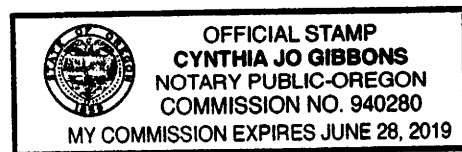
Patrice Anderson  
Signature  
PATRICE ANDERSON  
Print name  
GRANTOR  
Capacity

\_\_\_\_\_  
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  
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