

2019-001316

Klamath County, Oregon

Recording requested by:

The Owner Terms Land Network LLC  
60353 Tall Pine Ave  
Bend, OR 97702

and when recorded, please return this deed  
and tax statements to:

The Owner Terms Land Network LLC  
60353 Tall Pine Ave  
Bend, OR 97702

Until a change is requested, all tax statements  
shall be sent to the following address:

Gail Umbenhour  
C/O OTLN  
60353 Tall Pine Ave  
Bend, OR 97702



00235583201900013160020022

02/12/2019 10:00:05 AM

Fee: \$87.00

Above reserved for official use only

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## SPECIAL WARRANTY DEED

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THE GRANTOR: The Owner Terms Land Network LLC, whose address is 60353 Tall Pine Ave, Bend Oregon 97702, County of Deschutes, State of Oregon. FOR A VALUABLE CONSIDERATION, in the amount of Twenty Six Thousand, Nine Hundred Ninety Nine Dollars.(\$26,999.00), hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and SPECIALLY WARRANTS to Gail Umbenhour ("Grantee"), whose address is 148232 HWY 97, Lapine Oregon 97739, County of Deschutes, State of Oregon, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Legal Description: Lot 53, Block 12, Klamath Forest Estates, 1<sup>st</sup> Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Number: R-3510-022DO-00100-000

Account Number: R263128

Parcel Number: 53

Acres: 4.05 Acres +/-

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this day of February 8<sup>th</sup>, 20 19

Signature of Grantor

Jesse K Ivy

Type or print name of Grantor

Signature of Grantor

Type or print name of Grantor

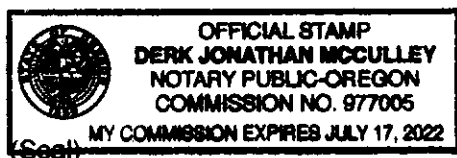
State of OREGON

County of

Deschutes

)  
)  
) ss

The foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of February, 20 19.



(Seal)

D. McCulley  
Signature of Notary Public

Derk Jonathan McCulley  
Printed Name of Notary

My commission expires on

July 17, 20 22