

2019-001467

Klamath County, Oregon

After Recording Return to:  
Heather Walloch  
PO Box 10567  
Eugene, OR 97440-2567



02/15/2019 09:47:02 AM

Fee: \$92.00

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

R. Larry Deck, Member  
85510 S Willamette Street  
Eugene, OR

Consideration: None – to fix title

**SPECIAL WARRANTY DEED - STATUTORY FORM**

R. Larry Deck, Elizabeth J. Deck, and John R. Deck, Grantors, convey and specially warrant to Deck Cedar Garden, LLC, an Oregon Limited Liability Company, Grantee, their interests in the following described real property, free of encumbrances created or suffered by Grantor except as specifically set forth herein.

Legal description on attached Exhibit A

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 this 30<sup>th</sup> day of November, 2018.

R. Larry Deck  
R. Larry Deck

Elizabeth J. Deck  
Elizabeth J. Deck

Dated this 30<sup>th</sup> day of November, 2018.

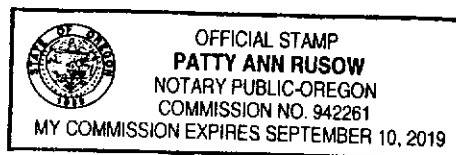
John R. Deck  
John R. Deck

State of OREGON

County of Lane

This record was acknowledged before me on November 30, 2018, by  
R. Larry Deck and Elizabeth J. Deck.

Patty A. Rusow  
Notary Public — State of Oregon

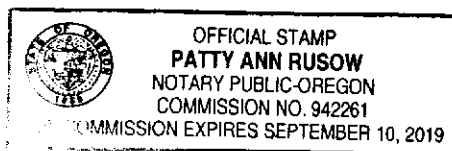


State of OREGON

County of LANE

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John R. Deck.

Patty A. Rusow  
Notary Public — State of Oregon



## EXHIBIT A

### Legal Description

#### **PARCEL 1:**

THE NORTH 57 FEET OF LOTS 3 THRU 6 INCLUSIVE, BLOCK 8 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED CANNON STREET LYING ADJACENT TO SAID LOTS WHICH INURED THERETO, AND THE SOUTHERLY 40 FEET OF LOTS 1, 2, 3, AND 4 AND THE SOUTHERLY 83 FEET OF LOTS 5 AND 6, ALL IN BLOCK 8 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

#### **PARCEL 2:**

THE NORTH 100 FEET OF LOTS 1 AND 2, BLOCK 8, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED CANNON STREET, LYING ADJACENT TO SAID LOTS, WHICH INURED THERETO.

#### **PARCEL 3:**

THE SOUTHERLY 43 FEET TO THE NORTHERLY 100 FEET OF LOTS 3 AND 4, BLOCK 8, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.