

**2019-002105**

**Klamath County, Oregon**

03/08/2019 09:20:01 AM

Fee: \$87.00

Recording Requested  
By: BACE Quest LLC

When recorded  
mail to:  
Send Tax  
Statements to:  
James Hubbell  
21710 48th Ave. West  
Mountlake, Washington  
98043

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APN: R 3610-001D0-07800

Prior Instrument Number: N/A

**Special Warranty Deed**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, BACE Quest LLC, an New York Limited Liability Corporation, (GRANTOR), does hereby convey to James Hubbell (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

BLOCK 31, LOT 91, OF THE 4th ADDITION TO NIMROD RIVER PARK as shown on the map in the official records of said county.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Page to Follow**

DATED: March 8, 2019

BY:   
Chris Eschbach, Owner

STATE OF New York )  
 ) ss.  
COUNTY OF Oswego )

On March 8, 2019, before me, the undersigned Notary Public, personally appeared Chris Eschbach, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires: 8/8/19

Notary Public

Annette M. Supernault

ANNETTE M. SUPERNULT  
Notary Public, State of New York  
Reg. No. 01SU6245998  
Qualified in Oswego County  
My Commission Expires August 8, 2019