

Recording Requested By:
Land Equities Inc.
2728 W. Main St. STE 105
Medford, Oregon 97501

2019-002511
Klamath County, Oregon
03/19/2019 10:42:00 AM
Fee: \$92.00

When Recorded Mail Document
And Tax Statements To:
Anthony Nicholson
1205 W. Roseburg Ave.
Unit # 7
Modesto, California 95350

Special Warranty Deed

APN: R343596

Previous Doc. No.: 2018-010000

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAND EQUITIES INC.** (Grantor), an Oregon corporation, whose address is 2728 W. Main St. STE 105, Medford, Oregon 97501, does hereby convey to **ANTHONY NICHOLSON** (Grantee), whose address is 1205 W. Roseburg Ave. Unit # 7, Modesto, California 95350, the following described real property situated in the County of Klamath, State of Oregon:

The South 1/2 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 5, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. **APN: R343596**
MapTaxLot: R-3611-005C0-00600-000

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

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.

The true consideration for this conveyance is \$5,995.00. (Here comply with the requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signature Page to Follow

DATED: 4 March 18, 2019

Land Equities Inc., an Oregon corporation

Elizabeth M. Therault

Elizabeth M. Therault, Secretary

STATE OF Oregon)

) ss.

COUNTY OF Jackson)

On March 18, 2019, before me, the undersigned Notary Public, personally appeared Elizabeth M. Therault, 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: ^{me}August 18, 2020

Madeline Cynthia Charest
Notary Public

