

2019-004600

Klamath County, Oregon

05/01/2019 09:19:01 AM

Fee: \$87.00

After recording, please return to, and
until a change is requested, send all
tax statements to the following address:

Randy L. Bolkan
5924 Puka Shell Street
North Las Vegas, Nevada 89031

Parcel ID: R893463

SPECIAL WARRANTY DEED

Under ORS 93.855

On this 29 day of April, 2019, the grantor,
Dream Big Land LLC, a Missouri Limited Liability Company
2977 Hwy K #228
O'Fallon, Missouri 63368

conveys and specially warrants to the grantee,
Randy L. Bolkan, an individual whose address is:
5924 Puka Shell Street
North Las Vegas, Nevada 89031

the following described real property in Klamath County, Oregon, free of encumbrances
created or suffered by the grantor except as specifically set forth herein:
Lot 31 PINE MEADOW VILLAGE PHASE 2, TRACT 1502, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as:
This conveyance is made subject to:

The grantor warrants and will defend the title to the property against all persons who may
lawfully claim the same by, through or under the grantor.

The true consideration for this conveyance is \$ 17,289.00
Seventeen Thousand Two Hundred Eighty Nine Dollars
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.

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

Matt Bills, member Dream Big Land LLC
Signature Matt Bills, member

Grantor
Capacity

Signature

Capacity

Signature

Capacity

Signature

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Missouri
COUNTY OF St. Louis

This record was acknowledged before me on this 30th day of April, 2019 by

Matt Bills

Notary Public

Print name: Angela J Keel
My commission expires: 8-4-2019



ANGELA J. KEEL
My Commission Expires
August 4, 2019
St. Louis County
Commission #15389873