



THIS SPACE RESERVED FOR RE

2019-005853

Klamath County, Oregon

05/24/2019 02:19:05 PM

Fee: \$87.00

After recording return to:

Stephanie Severson

PO BOX 1486

Frazier Park, CA 93225

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

Stephanie Severson

PO BOX 1486

Frazier Park, CA 93225

File No. 298289AM

SPECIAL WARRANTY DEED

CR 2018 LLC, a New York limited liability company,

Grantor(s) hereby conveys and specially warrants to

Stephanie Severson,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of Klamath and State of Oregon, to wit:

A tract of land situated in the S1/2 of the NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89° 48' 10" East a distance of 60.00 feet and South 00° 16' 52" West a distance of 362.50 feet from the Northwest corner of the SW1/4 NE1/4 of said Section 34; thence South 00° 16' 52" West along the East right of way line of said road a distance of 362.50 feet; thence East a distance of 601.78 feet; thence North a distance of 362.50 feet; thence West a distance of 600.00 feet, more or less, to a point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SW1/4 of the NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89° 48' 10" East a distance of 60.00 feet and South 00° 16' 52" West a distance of 543.75 feet from the Northwest corner of the SW1/4 NE1/4 of said Section 34; thence South 00° 16' 52" West along the East right of way line of said road a distance of 181.25 feet, thence East a distance of 601.78 feet; thence North a distance of 181.25 feet; thence West a distance of 600.00 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$40,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 23 day of May 2019.

CR 2018 LLC, a New York Limited Liability Company

By: [Signature]
Victor Naar, Manager

State of New York } ss
County of Westchester }

On this 23rd day of May, 2019, before me, Naomi A. Beaman a Notary Public in and for said state, personally appeared Victor Naar known or identified to me to be the Managing Member in the Limited Liability Company known as CR 2018 LLC, a New York Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Naomi A. Beaman
Notary Public for the State of NEW YORK
Residing at: 5 SCORTINO PL, WHITE PLAINS, N.Y 10607
Commission Expires: 10/6/2019

NAOMI A. BEAMAN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01BE6099768
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES 10-06-2019