

**2019-008666**

**Klamath County, Oregon**

07/31/2019 03:26:00 PM

Fee: \$87.00

**RECORDING REQUESTED BY,  
AND WHEN RECORDED, RETURN  
TO:**

John J. Luksic  
3275 Schust Road #101  
Saginaw, MI 48603-8106

**UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:**

John J. Luksic  
3275 Schust Road #101  
Saginaw, MI 48603-8106

--Above this line reserved for official use only--

**SPECIAL WARRANTY DEED**

**Ronald S. Freeman and Lynn M. Freeman**, of P.O. Box 4342, West Hills, CA 91308: married, (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey and warrant to **John J. Luksic** of 3275 Schust Road #101, Saginaw, MI, 48603-8106; unmarried, (hereinafter referred to as the "Grantee"), all right, title and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of Klamath\_, State of Oregon:

**LOT 5, BLOCK 76, SEVENTH ADDITION TO NIMROD RIVER PARK**

Recorded on \_\_\_\_\_ in the Official Records of \_\_\_\_\_ County, Oregon  
as Document No. \_\_\_\_\_

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is **\$5,200** plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this the 30<sup>th</sup> day of July, 2019.

Signature of Grantor

Ronald S. Freeman

Signature of Grantor

Lynn M. Freeman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF LOS ANGELES, ss:)

On the 30<sup>th</sup> day of July 2019, before me, the undersigned Notary Public, personally appeared Ronald S. Freeman and Lynn M. Freeman and acknowledged to me the execution of same to be his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

Notary Public: Lonnie J. Gold

My Commission Expires: March 25, 2020

(SEAL)

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308	John J. Luksic 3275 Schust Road #101 Saginaw, MI 48603-8106

#### SEND TAX STATEMENTS TO GRANTEE

NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.