

Jonathan August Carlson and Amanda Marie Carlson,
as tenants by the entirety
PO Box 293
Colton, OR 97017

Grantor's Name and Address

Richard Jon Carey
2509 SE Laurel St
Milwaukie, OR 97267

Grantee's Name and Address

After recording, return to (Name and Address):

Richard Jon Carey
2509 SE Laurel St
Milwaukie, OR 97267

Until requested otherwise, send all tax statements to (Name and Address):

Richard Jon Carey
2509 SE Laurel St
Milwaukie, OR 97267

2019-010333

Klamath County, Oregon



00246619201900103330010014

09/05/2019 02:02:02 PM

Fee: \$82.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jonathan August Carlson and Amanda Marie Carlson, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Richard Jon Carey, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

The S 1/2 of the S 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
APN: R113497 MapTaxLot: R-3413-021C0-01700-000

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,200.00.

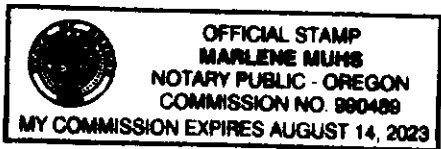
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 09/03/2019; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Jonathan August Carlson
Amanda Marie Carlson

STATE OF OREGON, County of Clackamas ss.
This instrument was acknowledged before me on September 3, 2019
by Jonathan August Carlson
This instrument was acknowledged before me on September 3, 2019
by Amanda Marie Carlson
as _____
of _____



Notary Public for Oregon
My commission expires August 14, 2023

Marlene Muhs