

**2019-012645**

**Klamath County, Oregon**

10/29/2019 01:45:01 PM

Fee: \$87.00

After recording return to:

Kenneth P. Person  
Joy A. Person  
149850 Midstate Road  
La Pine, OR 97739

Until a change send  
tax statements to:

Kenneth P. Person  
Joy A. Person  
149850 Midstate Road  
La Pine, OR 98739

330805AM

**SPECIAL WARRANTY DEED**

KTJ LaPine, LLC, an Oregon Limited Liability Company ("Grantor") conveys and specially warrants to Kenneth P. Person and Joy A. Person, as tenants by the entirety ("Grantee"), the following described real property free and clear of encumbrances created or suffered by the Grantor except as specifically set forth below:

**Lot 2 in Block 5 of Tract No. 1001, Second Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Subject to the following encumbrances:

All easements and non financial encumbrances of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 THE 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.

The true consideration for this conveyance is \$FULFILLMENT OF CONTRACT

Return To:   
**AmeriTitle**

Dated this 1 day of February, 2018

KTJ LaPine, LLC

By: [Signature]  
Kerrie L. Johnson, Manager

STATE OF OREGON, COUNTY OF Lane ) SS.

This instrument was acknowledged before me on 2/1/2018, by Kerrie L. Johnson, Manager of KTJ LaPine, LLC as his/her/their voluntary act and deed.

[Signature]  
(Notary Public for Oregon)  
My commission expires 1-18-2020

