

Address of Grantor: (Name, Address, Zip)

C/O NEI GLOBAL RELOCATION COMPANY  
2707 N. 118<sup>TH</sup> STREET  
OMAHA, NE 68164

After recording return to Grantee: (Name, Address, Zip)

Tyler Edward Dearing & Katie E. Dearing  
2839 Glacier Dr.  
Klamath Falls, OR 97603

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

Tyler Edward Dearing & Katie E. Dearing  
2839 Glacier Dr.  
Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

### SPECIAL WARRANTY DEED (Individual Grantor)

N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., Grantor, conveys and specially warrants to

Tyler Edward Dearing and Katie E. Dearing, as Tenants by the Entirety, Grantee, the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 10 OF HIDDEN VALLEY, PHASE 1, TRACT 1533, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 295,000.00

The Tax Account Number of the property is 898753.

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: Nov 26, 2019

N. P. Dodge, Jr.  
N. P. Dodge, Jr., Trustee

STATE OF Nebraska }  
County of Douglas }

The foregoing instrument was acknowledged before me on this 26 day of November, 2019  
by N. P. Dodge, Jr., Trustee

Julie Gold  
Notary Public in and for the State of Nebraska  
My commission expires: 1/20/20

Prepared under the direction of:  
Don G. Carter  
McEwen Gisvold LLP  
1100 Southwest 6<sup>th</sup> Ave, Suite 1600  
Portland, OR 97204

