

2019-014587

Klamath County, Oregon

12/16/2019 03:24:00 PM

Fee: \$92.00

After recording, return to:

Trung Ngo
1124 North Fielder Road, #223
Arlington, TX 76012

Until a change is requested,
all tax statements should be sent to:

Trung Ngo
1124 North Fielder Road, #223
Arlington, TX 76012

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

James Marsden
6610 Tingley Lane
Klamath Falls, OR 97603

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Trung Ngo
1124 North Fielder Road, #223
Arlington, TX 76012

the following described real property situated in Klamath County,
State of Oregon, free of encumbrances created or suffered by the grantor except
as specifically set forth herein:

Klamath Falls Forest Estates Hwy 66 Plat #3 Block 65 Lot 12

And commonly known as:

Parcel ID: 459541

The true and actual consideration for this conveyance is \$ 4000
Four Thousand Dollars and Zero Cents

Source of Title:

Being the same property conveyed by bargain and sale deed from Michael Green, Trustee of Klamath County Canary Trust to James Marsden, recorded February 25, 2016 in the records of the Klamath County Clerk/Elections office, Oregon, reference number 2016-002137

This conveyance is made subject to:

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of Dec. 16, , 2019 .

Signature

James Marsden

Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 16th day of December, 20 19, before me, Notary Public in and for
said state, personally appeared JAMES MARSDEN

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me and freely executed the same.

Signature: Connie Jo Dusan

Print Name: Connie Jo Dusan

Title: Notary Public

My Commission Expires: Nov. 9, 2020

