

2019-015073

Klamath County, Oregon



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12/30/2019 12:17:35 PM

Fee: \$92.00

After recording, return to:

Ron Freeman Investments
P.O. Box 4342
West Hills, CA 91304

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

Ron Freeman Investments
P.O. Box 4342
West Hills, CA 91304

SPECIAL WARRANTY DEED

Under ORS 93.855

The Grantor,

PLR Holdings LLC
P.O. Box 5963
Bend, OR 97708

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Ronald S. Freeman, Trustee and Lynn M. Freeman, Trustee, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust Dated March 9, 2005, as amended.
P.O. Box 4342
West Hills, CA 91304

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:

Lot 3, Block 10 of SPRAGUE RIVER VALLEY ACRES as per plat recorded in the records of Klamath County, Oregon. Property ID: 356359.

Lot 11, Block 13 of SPRAGUE RIVER VALLEY ACRES as per plat recorded in the records of Klamath County, Oregon. Property ID: 355225.

Lot 20, Block 13 of SPRAGUE RIVER VALLEY ACRES as per plat recorded in the records of Klamath County, Oregon. Property ID: 355332.

The true and actual consideration for this conveyance is \$ 9,300
Nine Thousand Three Hundred Dollars

Source of Title:

Being the same property conveyed by warranty deed from Jay D. Wood, Lessie A. Bondegard, Eva J. Jensen, Blanche B. Sherer, Stacy L. Gomez, Thomas A. Wilson, and Maxwell C. Wood to PLR Holdings LLC, recorded 6/19/2019 in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2019 and thereafter.

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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 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 27th day of December, 2019.

Patrice Anderson, Member, PLR Holdings LLC
Signature

PATRICE ANDERSON, MEMBER, PLR HOLDINGS LLC
Print name

GRANTOR
Capacity

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

STATE OF Oregon,
COUNTY OF Jessamine

On this 27th day of December, 2019, before me, Notary Public in and for said state, personally appeared Patrice M. Anderson

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

Signature: Allyson Michelle Newlin

Print Name: Allyson Michelle Newlin

Title: Loan officer / Notary

My commission expires: March 3, 2023

