

2020-002166

Klamath County, Oregon

02/21/2020 02:31:42 PM

Fee: \$87.00

**Recording Requested By:
Realty Rising LLC**

**When recorded mail to:
James and Jaimie Bell
655 Goodpasture Island Rd APT 53
Eugene, OR, 97401**

**Taxes mailed to:
James and Jaimie Bell
655 Goodpasture Island Rd APT 53
Eugene, OR, 97401**

Special Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, we/I, Realty Rising LLC, a North Dakota Limited Liability Company (GRANTOR), do hereby convey to James Louis Bell, Jaimie Louise Bell and Geoffrey Russell Bush (GRANTEE), the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 13, Block 15, Klamath Falls
Forest Estates Highway 66 Unit, Plat No. 1
As Recorded in Klamath County, Oregon

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

DATED: February 20, 2020

Realty Rising LLC, a North Dakota Limited
Liability Company

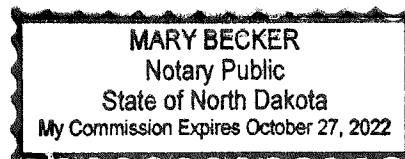
BY: Joseph K Snustad, Owner
Joseph K Snustad, Owner

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF BURLEIGH)

On this 20 day of February, 2020, before me, the undersigned Notary Public, personally appeared Joseph K Snustad, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary Becker
Signature of Notary



My Commission Expires: Oct 27, 2022