

2020-003453

Klamath County, Oregon

03/20/2020 09:25:55 AM

Fee: \$97.00

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Ave.
Klamath Falls, OR 97601

GRANTOR:

CD DG Merrill, LLC,
a Texas limited liability company
4336 Marsh Ridge Road
Carrollton, TX 75010

GRANTEE:

Kristin Bigoni
PO BOX 225
Malin, OR 97632

SEND TAX STATEMENTS TO:

Kristin Bigoni
PO BOX 225
Malin, OR 97632

AFTER RECORDING RETURN TO:

Kristin Bigoni
PO BOX 225
Malin, OR 97632

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

CD DG MERRILL, LLC, a Texas limited liability company, Grantor,

conveys and specially warrants to

KRISTIN BIGONI, a Single woman

the following described real property, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, and any liens for ad valorem real property taxes for the year 2020 and subsequent years, and to all restrictions, conditions, easements, leases, licenses and reservations, whether or not of record.

See Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$15,000.00.

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.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY AND THE IMPROVEMENTS LOCATED THEREON, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE AS SET FORTH IN THIS SPECIAL WARRANTY DEED). WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED FROM THE TRANSACTION CONTEMPLATED HEREBY, AS ARE ANY WARRANTIES ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE. GRANTEE BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY, AND THAT GRANTEE IS PURCHASING THE PROPERTY ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY TO GRANTEE BY GRANTOR OR ANY THIRD PARTY.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE ON FOLLOWING PAGE]

Dated: March 18, 2020

CD DG MERRILL, LLC,
a Texas limited liability company

By: [Signature]
Steve Rumsey, President

STATE OF TEXAS
COUNTY OF DENTON

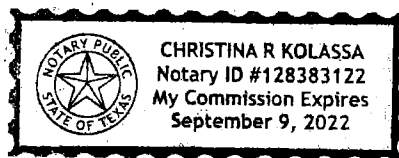
The foregoing instrument was acknowledged before me this 18 day of March, 2020, by Steve Rumsey, as President of CD DG Merrill, LLC, a Texas limited liability company, on behalf of said company, who did not take an oath and who:

 is/are personally known to me.

 produced current driver's license as identification.

✓ produced TEXAS Drivers License as identification.

(Notary Seal Must Be Affixed)



Christina R Kolassa
Notary Public

Christina R Kolassa
Name of Notary Printed
My Commission Expires: 09/09/22
Commission Number: 128383122

EXHIBIT "A"

Parcel 2, Land Partition 5-18 a replat of Parcel 2 of Land Partition 19-15, situated in the South half of Section 2, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, and recorded March 15, 2018 as Instrument No. 2018-002859, Klamath County Records.