

**2020-003467**

**Klamath County, Oregon**

03/20/2020 11:43:26 AM

Fee: \$87.00

**WHEN RECORDED MAIL ALL  
DOCUMENTS INCLUDING DEED AND TAXES TO**

**Liberty Land Group, LLC  
9450 SW Gemini Drive #25864  
Beaverton, OR 97008**

**SPECIAL WARRANTY DEED**

For good and valuable consideration of Four Thousand Five Hundred (\$4,500.00), the receipt and sufficiency of which is hereby acknowledged, we, Tamera L. Westlake and Dennis R. Westlake, (GRANTORS), does hereby convey to Liberty Land Group, LLC (GRANTEE), the following described real property situated in the County of Klamath, State of Oregon:

**Parcel ID**  
R317142

**Recorder: Legal Description**  
Odessa Summer Home Sites, Lot 99

**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO and accepted subject to any and all encumbrances, conditions, restrictions, reservations, easements, and set back lines, if any, relating to the above-described property. Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, except as to the reservations from and exceptions to conveyance and warranty by, through, and under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 17, 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 17, 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."

Pertaining to the sale of APN **R317142**

**Dated:** 3/20/20

**Signature:** Tamera L. Westlake

Tamera L. Westlake  
12821 HWY 39  
Klamath Falls, OR 97603

**Dated:** 3/20/20

**Signature:** Dennis R. Westlake

Dennis R. Westlake  
12821 HWY 39  
Klamath Falls, OR 97603

**Acknowledgment of Individual**

STATE OF Oregon

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 20<sup>th</sup> Mar 2020 (date), by  
Tamera L. Westlake, who is personally known to me or who has produced  
Driver License (type of identification) as identification.

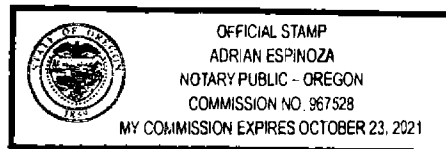
[Signature]

**Notary Public**

Printed Name: Adrian Espinoza

My Commission Expires: Oct 23, 2021

Commission # 967528



**Acknowledgment of Individual**

STATE OF Oregon

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 20<sup>th</sup> Mar 2020 (date), by  
Dennis R. Westlake, who is personally known to me or who has produced  
Driver License (type of identification) as identification.

[Signature]

**Notary Public**

Printed Name: Adrian Espinoza

My Commission Expires: Oct 23, 2021

Commission # 967528

