

2020-004514

Klamath County, Oregon



00257532202000045140040046

04/08/2020 02:25:29 PM

Fee: \$97.00

After recording, return to:

Joseph Ferrara
209 Mountain Drive
Fredericksburg, PA 17026

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

Joseph Ferrara
209 Mountain Drive
Fredericksburg, PA 17026

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

Shane Co Welding
260 American Canyon Road #29
American Canyon, CA 94503

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Joseph Ferrara
209 Mountain Drive
Fredericksburg, PA 17026

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:

Block 20, Lot 01, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Property ID: 361441

MapTaxLot: 3613-006C0-01300

The true and actual consideration for this conveyance is \$10

(Ten) dollars
Source of Title:

Being the same property conveyed by warranty deed from Shane Co Welding to Joseph Ferrara, recorded 04/01/2020 as document 2019-002398 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 (this year) 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 (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 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 (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 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 1st day of April, 2020.

Shane Davidson

Signature

Shane Davidson

Print name

Owner

Capacity

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

STATE OF California)
COUNTY OF Solano)

On this 06 day of April, 2020, before me, Notary Public in and

for said state, personally appeared

Shane Davidson

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

Signature: Kiran Sidher

Print Name: KIRAN SIDHER

Title: Notary Public

My commission expires: 11-09-2023



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano)

On April, 06, 2020 before me, KIRAN SIDHER-NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Shane Davidson
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kiran Sidher (Seal)

