

2020-005459

Klamath County, Oregon

04/30/2020 11:48:42 AM

Fee: \$87.00

THIS SPACE RESERVED FOR



After recording return to:

Patrick Casey and Judith Casey

55501 Lightfoot Rd,

Astor, FL 32102

Until a change is requested all tax statements shall be sent to the following address:

Patrick Casey and Judith Casey

55501 Lightfoot Rd,

Astor, FL 32102

File No. 364740AM

SPECIAL WARRANTY DEED

Castle 2020, LLC, a New York Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Patrick Casey and Judith Casey, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 11 Block 116, Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with the following described property:

A Tract of land being a portion of Lot 12, Block 116 Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point of the East Line of said Lot 12 from which the Northeast corner of said Lot 12 bears North 173.38 feet; thence South along said East line 45.56 feet; thence leaving said East line North 82°58'25" West 27.19 feet; thence North 07°46'07" East 45.22 feet; thence South 82°58'25" East 21.03 feet to the point of beginning.

Excepting Therefrom:

A Tract of land being a portion of Lot 11, Block 116 Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11; thence North along the West line of said Lot 11, 39.13 feet; thence leaving said West line, East 39.13 feet; thence South 39.13 feet to a point on the South line of said Lot 11; thence West, along the said South line 39.13 feet to the point of beginning.

The true and actual consideration for this conveyance is \$27,500.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

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and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

Dated this 29 day of April, 2020

Castle 2020, LLC

By: [Signature]

Victor Naar, Manager

State of New York

County of Westchester

On this 29 day of April, 2020, before me, Raquel Helena Desouza a Notary Public in and for said state, personally appeared Victor Naar, Manager of Castle 2020, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of New York

Residing at: [Signature]

Commission Expires: [Signature]

RAQUEL HELENA DESOUZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6380847
Qualified in Putnam County
My Commission Expires 09-17-2022