

2020-006451

Klamath County, Oregon

05/26/2020 02:13:48 PM

Fee: \$87.00

After Recording, Return to:
Blue Ocean Partners, LLC
501 S Cherry Street
Suite 1100
Denver, CO 80246

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

Brent Johnatakis and Melanie Johnatakis
2129 S. Chesapeake Ave.
Meridian, Idaho, 83642

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **Blue Ocean Partners, LLC**, a Wyoming Limited Liability Company, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **Brent Johnatakis and Melanie Johnatakis**, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

Lot 8, Block 35 of the 4th Addition to Nimrod River Park

Map Tax Lot: R-3610-002D0-02200-000

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,749.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 23, 2020, any signature on behalf of a business or other entity is made with the authority of that entity.

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.

**Blue Ocean Partners, LLC, a Wyoming
Limited Liability Company**

**BY: VR Holdings, LLC, a Wyoming
Limited Liability Company, Manager**

By: 

Name: Michael Warren

Title: Manager

STATE OF Colorado)

COUNTY OF Boulder) ss:

The foregoing instrument was acknowledged before me this 23rd day of April 2020, by Michael Warren, as Manager of VR Holdings, LLC, a Wyoming Limited Liability Company, on behalf of said entity. He is personally known to me or produced _____ as identification.

Notary Public 

My Commission Expires: 5/5/22

Bruce W Warren
Notary Public
State of Colorado
Notary ID 19874214110
My Commission Expires May 05, 2022