

2020-006814

Klamath County, Oregon

06/03/2020 03:09:39 PM

Fee: \$92.00

After recording, return to:

Trudo Properties, LLC
2030 De Milo Dr
Houston, TX 77018

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

Trudo Properties, LLC
2030 De Milo Dr
Houston, TX 77018

Special Warranty Deed
Under ORS 93.855

The Grantor, WADE ALLEN CROCKETT, conveys and specially warrants to the Grantee, Trudo Properties, LLC, the following described real properties situated in Klamath County, Oregon:

LOT 19 BLOCK 101 HWY 66 KLAMATH FALLS FOREST ESTATES PLAT #4 PROP R393700 R-3711-02500-02800-000 036-3420-92-1FR

The true actual consideration for this conveyance is: \$4,030.00

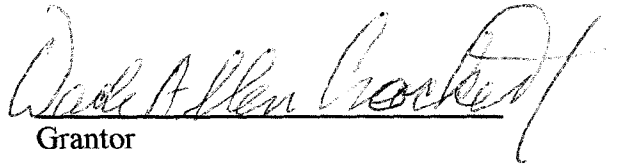
This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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: 13 MAY 2020


Grantor

WADE ALLEN CROCKETT

Acknowledgement

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.

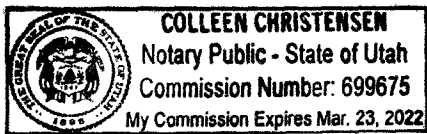
State of Utah
County of Utah

On May 13, 2020 before me, Colleen Christensen, notary public (here insert name and title of the officer), personally appeared Wade Allen Crockett

_____, 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~~ Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



A handwritten signature of Colleen Christensen in dark ink, written over a horizontal line.

Notary Public

My commission expires: 03-23-2022

Colleen Christensen
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
WADE ALLEN CROCKETT	Trudo Properties, LLC
1040 Harold Ct	2030 De Milo Dr
Fallon, NV 89406-3626	Houston, TX 77018