

**2020-007071**

**Klamath County, Oregon**

06/09/2020 08:12:47 AM

Fee: \$92.00

After recording, return to:  
Caleb Cadd OR Jessica Johnston  
411 South Meridian Street  
Newberg OR 97132

Until a change is requested,  
all tax statements should be sent to:  
Caleb Cadd OR Jessica Johnston  
411 South Meridian Street  
Newberg OR 97132

## **SPECIAL WARRANTY DEED**

Under ORS 93.855

The grantor, UCB Investments LLC, a Minnesota Limited Liability Company,  
CONVEYS AND SPECIALLY WARRANTS to the grantees Caleb Cadd (50%)  
and Jessica Johnston (50%) as tenants in common and not as joint tenants, with a  
shared address of 411 South Meridian Street, Newberg OR 97132,  
the following described real property situated in Klamath County, in the State of  
Oregon, free of encumbrances created or suffered by the grantor except as  
specifically set forth herein:

“Block 76, Lot 29, 7th Addition to Nimrod River Park, Klamath County, State of  
Oregon”

And commonly known as: Vacant land located on Shasta St.

Parcel ID: 3611-009B0-03300

The true and actual consideration for this conveyance is \$10.00 (Ten Dollars)

This conveyance is made subject to: Existing taxes, assessments, covenants,  
conditions, restrictions, rights of way and easements 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.

Signature Page to Follow

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this

9<sup>th</sup> day of June, 2020.

Signature: Joseph Cote (Member)

Dated: 09 June 2020

Joseph Cote (Member)

UCB Investments LLC

P.O. Box 22246

Robbinsdale, MN 55422

Acknowledgment of Individual

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me

this 06/09/2020 (date), by Joseph Cote (Member), who

is personally known to me or who has produced

Driver's License (type of identification) as identification.

Notary Public

Printed Name: Matthew S Quick

Signed Name: Matthew S Quick

My Commission Expires: 01/31/2024

Commission # 1093379900034

