

**2020-008488**

**Klamath County, Oregon**

**07/13/2020 12:21:45 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR



After recording return to:

Amy Nay, Trustee of The Bly Family Trust

40394 Hilltop Dr.

Lebanon, OR 97355

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

Amy Nay, Trustee of The Bly Family Trust

40394 Hilltop Dr.

Lebanon, OR 97355

File No. 380957AM

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**SPECIAL WARRANTY DEED**

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

Grantor(s) hereby conveys and specially warrants to

**Amy Nay, Trustee of The Bly Family Trust,**

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 6 in Block 13 of FIRST ADDITION TO BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$21,000.00.

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:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

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.

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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 9 day of July, 2020.

Castle 2020, LLC, a New York Limited Liability Company

By: [Signature]  
Victor Naar, Manager

State of Oregon } ss  
County of Westchester

On this 9 day of July, 2020, before me, [Signature] a Notary Public in  
and for said state, personally appeared Victor Naar, manager, 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 Oregon N4  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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