

2020-011678

Klamath County, Oregon

Send tax statements to:

James Litts  
1543 Grove Street  
Eugene, OR 97404After recording, return to:  
Shepard Law Offices, P.C.  
66 Club Road, Suite 200  
Eugene, OR 97401

00265584202000116780010019

09/15/2020 09:49:47 AM

Fee: \$82.00

Grantors: James Litts                      Alison Litts  
                 1543 Grove Street 1462 West 8th Street  
                 Eugene, OR 97404                      Eugene, OR 97402Grantee: James Litts  
                 1543 Grove Street  
                 Eugene, OR 97404**SPECIAL WARRANTY DEED**

James Litts and Alison Litts, Grantors convey and specially warrant to, James Litts, Grantee, the following described real property in Klamath County, Oregon free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Latakomie Shores, Block 7, Lot 16

Account: R231706  
Map & Tax Lot: R-3507-007CD-07800-000

The true consideration for this conveyance is Dissolution of Marriage.

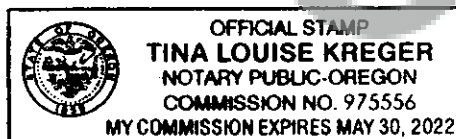
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2 day of Sept, 2020.James Litts  
GrantorAlison Litts  
Grantor

STATE OF OREGON                      )

: SS

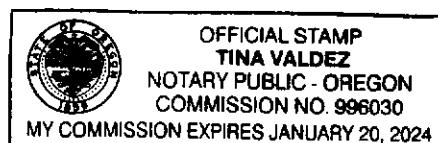
County of Lane                      )

Personally appeared before me this 2<sup>nd</sup> day of September, 2020, the above-named James Litts, and acknowledged the foregoing instrument to be his voluntary act and deed.Tina Louise Kregar  
Notary Public for Oregon  
My Commission Expires: May 30, 2022

STATE OF OREGON                      )

: SS

County of Lane                      )

Personally appeared before me this 2<sup>nd</sup> day of September, 2020, the above-named Alison Litts, and acknowledged the foregoing instrument to be her voluntary act and deed.Tina Valdez  
Notary Public for Oregon  
My Commission Expires: 1-20-2024