

RECORDING REQUESTED BY: AMERITITLE

AND WHEN RECORDED MAIL TO:

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

AARON ACORD KENNETH ACORD DIANA ACORD 1219 CALIFORNIA AVENU KLAMATH FALLS, OR 97601

OR-10080-MH

SPACE ABOVE THIS LINE FOR COUNTY RECORDER

2020-014194

11/03/2020 10:42:00 AM

Fee: \$92.00

Klamath County, Oregon

Parcel No. 366384

SPECIAL WARRANTY DEED (OREGON)

MTGLQ Investors, L.P., hereby REMISE, RELEASE AND QUITCLAIM to Kenneth Acord, Diana Acord and Aaron Acord, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in Klamath County, OR:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: 1219 California Ave., Klamath Falls, OR 97601

This property is free of all encumbrances created, EXCEPT: Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is \$65,000.00

BEFORE SIGINING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDERS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE USE OF PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, AND OREGON LAWS 2010.

October **26**, 2020

Date

EXHIBIT "A" LEGAL DESCRIPTION

Lot 4 in Block 94 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

