

**2020-015488**

**Klamath County, Oregon**

**11/30/2020 09:49:01 AM**

**Fee: \$92.00**

After recording, return to:

Andrew F Ripley and Margaret R Martinez  
641 E Banelli Pl  
Chandler, AZ 85286

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

Andrew F Ripley and Margaret R Martinez  
641 E Banelli Pl  
Chandler, AZ 85286

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**Special Warranty Deed**  
**Under ORS 93.855**

The Grantor, William Goldberg, a single man, conveys and specially warrants to the Grantee, Andrew F Ripley and Margaret R Martinez, the following described real properties situated in Klamath County, Oregon:

Section 13: West 1/2 of NE 1/4 of NW 1/4 of SE 1/4 (5 Acres)  
Township 37 S, Range 15E of W.M.

The true actual consideration for this conveyance is: \$10.00

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: 11/30/2020

  
Grantor

William Goldberg  
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### 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.

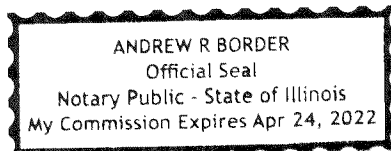
State of Illinois  
County of Cook

On November 30, 2020 before me, Andrew R Border, Notary Public (here insert name and title of the officer), personally appeared William Goldberg

\_\_\_\_\_, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Andrew R Border  
Notary Public

My commission expires: Apr 24, 2022 Andrew R Border  
Type or Print Name

<b>Grantor(s) Name, Address and phone:</b>	<b>Grantee(s) Name, Address and Phone:</b>
William Goldberg	Andrew F Ripley and Margaret R
PO Box 1084	Martinez
Highland Park, IL 60035	641 E Banelli Pl
	Chandler, AZ 85286