

2020-015774

Klamath County, Oregon

12/04/2020 08:10:01 AM

Fee: \$87.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENTS TO:**

**Mark Festenstein
421 14th Avenue West
Kirkland, WA 98033**

SPECIAL WARRANTY DEED

THE GRANTOR(S),

Liberty Land Group, LLC, with a mailing address of 9450 SW Gemini Drive #25864 Beaverton,
OR 97008,

for and in consideration of: Four Thousand Two Hundred Fifty Dollars (\$4,250.00) and other
good and valuable consideration grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

Mark Festenstein, Unmarried, Sole and Separate Property, with a mailing address of 421
14th Avenue West, Kirkland WA 98033

the following described real estate, situated in the County of Klamath, State of Oregon:

APN

R 3511-011D0-05000

LEGAL DESCRIPTION

OREGON PINES BLK 33 LOT 13

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has
good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against
all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 9 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions). 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 9 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.

Pertaining to the sale of APN R 3511-011D0-05000

Dated:

December 2, 2020

Signature:

Elizabeth Piatt

Elizabeth Piatt, President & CEO

Liberty Land Group, LLC

9450 SW Gemini Drive #25864

Beaverton, OR 97008

Acknowledgment of Individual

STATE OF Missouri

COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 2nd December 2020 (date), by Elizabeth Piatt, who is personally known to me or who has produced Driver licence (type of identification) as identification.

Jennifer Lee Strain
(Notary Signature)

Notary Public

Printed Name: Jennifer Lee Strain

My Commission Expires: 02/12/2024

Commission # 19214385

