

2021-001012

Klamath County, Oregon

01/22/2021 09:00:01 AM

Fee: \$82.00

Recorded at the Request of:  
Ronald S. Freeman

When recorded mail to:

All Future Tax Statements are to be sent to:

Emelia Coen  
1106 Aloha Drive  
Encinitas, CA 92024

Order No: OR00106A

## Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Ronald S. Freeman and Lynn M. Freeman, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust  
Dated March 9, 2005, as amended,

does hereby convey to Emelia Coen,


the following real property located in Klamath County, Oregon:


**Lot 4, Block 20, Tract 1113, OREGON SHORES UNIT 2, in the County of Klamath, State of Oregon, according to the official thereof on file in the office of the County Clerk of Klamath County, Oregon**

**APN: 3507-018DC-05700 TRUE AND ACTUAL CONSIDERATION PAID IS \$9,999.00**

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not other.

Dated: January 21, 2021

  
\_\_\_\_\_  
Ronald S. Freeman

  
\_\_\_\_\_  
Lynn M. Freeman

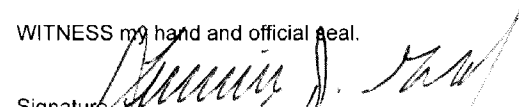
State of California }  
County of Los Angeles }  
ss.

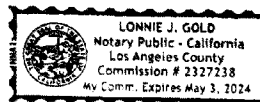
On January 21, 2021, before me, Lonnie J. Gold, Notary Public, personally appeared Ronald S. Freeman and Lynn M. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

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.

  
\_\_\_\_\_  
Lonnie J. Gold, Notary Public



My Commission Expires: May 3, 2024

**NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.**