

2021-003905

Klamath County, Oregon



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03/16/2021 12:56:41 PM

Fee: \$102.00

After recording, return to:

DL Investors 1, LLC
166 W Washington St STE 730
Chicago, IL 60602

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

DL Investors 1, LLC
166 W Washington St STE 730
Chicago, IL 60602

Special Warranty Deed
Under ORS 93.855

The Grantor, the C. Don Ross ^{surviving trustee of the DON C ROSS and} Carolyn Jean Ross Revocable Trust U/A 5/4/95, conveys and specially warrants to the Grantee, DL Investors 1, LLC, A Delaware Limited Liability Company, the following described real properties situated in Klamath County, Oregon:

Tax Assessor's Account No. R308900

See legal description attached as "Exhibit A"

The true actual consideration for this conveyance is: \$3,011.00

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: 11-24-2020

CD Ross
Don Ross
Grantor

see attached

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 _____

County of _____

On _____ before me, _____ (here
insert name and title of the officer), personally appeared _____

_____, 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)

Notary Public

My commission expires: _____

Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
Don Ross & Carolyn Ross	DL Investors 1, LLC
824 N University Dr	166 W Washington St STE 730
Payson, AZ 85541	Chicago, IL 60602

Exhibit A

Lot 46 of Harriman Park, Klamath County, Oregon, according to the official plat thereof.

Subject to: Reservations, setback lines and easements shown in the dedication of Harriman Park; Declaration of Conditions and Restrictions dated June 20, 1956, and recorded June 22, 1956, in Vol. 284 at page 304 of Klamath County, Oregon Deed Records, as amended by Amendment to Declaration of Conditions and Restrictions, dated August 28, 1956; and recorded August 30, 1956, in Vol. 286 at page 286 of said Deed Records; Agreement concerning the operation and control of water levels Upper Klamath Lake; Agreement recorded in Vol. 258 at page 287, as amended and corrected by Agreement between Olive M. Johnson and William K. Johnson, recorded in Vol. 280 at page 146 of Klamath County, Oregon Deed Records; and to public roads and easements and rights of way of record.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Gila } ss.

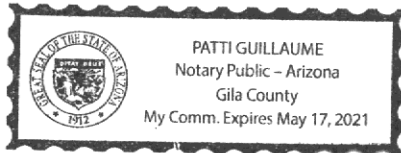
On this the 24th day of November, 2020, before me,
Patti Guillaume Day Month Year
Name of Notary Public, the undersigned Notary Public,
personally appeared C Don Ross
Name(s) of Signer(s)

☐ personally known to me ☐ OR ☐

☒ 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 for the purposes therein stated.

WITNESS my hand and official seal.



Patti Guillaume
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 11/24/2020 Number of Pages: 4 excl this page

Signer(s) Other Than Named Above: none