

2021-007889

Klamath County, Oregon



00280364202100078890020029

Recording Requested By:

JOANNE H. LARSEN

05/18/2021 11:12:28 AM

Fee: \$87.00

Mail Tax Statements To:

LEONARD AND JOANNE LARSEN

P.O. Box C

Merrill, Oregon 97633

When Recorded Mail This Deed To:

DAMBACHER, TRUJILLO & RUSSELL, APLC

32 N. Washington Street

Sonora, California 95370

TITLE NO.:0099618

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

FOR NO CONSIDERATION, GRANTOR: JOANNE H. LARSEN, a married woman as her sole and separate property, hereby conveys and specially warrants to LEONARD M. LARSEN and JOANNE H. LARSEN, trustees of the LEONARD AND JOANNE LARSEN 2009 FAMILY TRUST, dated March 25, 2009, all of her right, title and interest in and to the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Parcels 1, 2 and 3 of Land Partition 75-06 being situated in the N ½ of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any.

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. 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.

Grantor is lawfully seized in fee simple on the above-granted premises and subject to all those items of record, if any, as of the date of this deed, if any, and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described premises.

Dated: May 10, 2021

JOANNE LARSEN

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 CALIFORNIA

COUNTY OF Stanislaus

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§
§

Ellanore L. Largent
Notary Public

On 05/10/2021, 2021, before me, _____, a Notary Public, personally appeared JOANNE LARSEN, 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.

Signature:  (Seal)

