

2021-009465

Klamath County, Oregon



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06/16/2021 11:50:32 AM

Fee: \$87.00

Returned at Counter

**RECORDING REQUESTED BY,**  
Ronald Cota

**AND WHEN RECORDED, RETURN**  
**TO: William J. Segmiller**  
6330 Mount Rainer Ave.  
Las Vegas, NV 89156-5955

**UNTIL REQUESTED OTHERWISE,**  
**SEND ALL TAX STATEMENTS TO:**  
**William & Amanda Segmiller**  
6330 Mount Rainer Ave.  
Las Vegas, NV 89156-5955

—Above this line reserved for official use only—

### **SPECIAL WARRANTY DEED**

**Ronald Cota, P.O. Box 22371, Carmel, CA 93922-0371,**

(Hereinafter referred to as the “Grantor”) does hereby bargain, sell, convey, and warrant to **William J. Segmiller and Amanda Segmiller**, (hereinafter referred to as the “Grantee”), all right, title and interest in and to the following lands and property, together with all improvements located on the property, situated in the County of Klamath, State of Oregon:

**Lot 6 in Block 12 of Tract 1053 of OREGON SHORES SUBDIVISION, according to the Official Plat recorded October 2, 1973, in Book 20 of Maps, Pages 21 and 22, according to the Official Records on file in the Office of the County Clerk of said Klamath County, Oregon**

**Account Number: R226339    APN: R-3507-006AD    Tax Lot No. 07000**

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee’s heirs and assigns forever, with all appurtenances thereunto belonging.

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, Grantor will only warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is **\$7500.00** plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this the 2 day of 6, 2021.

  
Signature of Grantor: Ronald Cota

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 Los Angeles <sup>SS</sup> Monterey

On June 2, 2021, before me,  
Sara Peccianti, Notary Public, personally appeared  
**Ronald Cota**, 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.

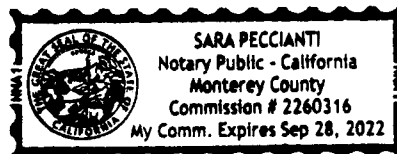
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

  
Sara Peccianti, Notary Public

My Commission Expires: Sept. 28, 2022



Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald Cota P.O. Box 22371 Carmel, CA 93922-0371 831-293-4046	William J. and Amanda Segmiller 6330 Mount Rainer Ave. Las Vegas, NV 89156-5955

**SEND TAX STATEMENTS TO GRANTEE**

NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.