

2021-011537

Klamath County, Oregon

07/28/2021 08:24:00 AM

Fee: \$87.00

**RECORDING REQUESTED BY,
AND WHEN RECORDED, RETURN
TO:**

Neftali Duarte
220 W. Valley Blvd. #C
Tehachapi, CA 93561-2238

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Neftali Duarte
220 W. Valley Blvd. #C
Tehachapi, CA 93561-2238

--Above this line reserved for official use only--

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, of P.O. Box 4342, West Hills, CA 91308 :married,
(hereinafter referred to as the "Grantor") does hereby bargain, sell, convey and warrant to **Neftali Duarte of 1100 S. Atlantic Blvd, Apt C, Alhambra, CA 91803-9899, unmarried,** (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, situate in the County of Klamath, State of Oregon:

Lot 3 in Block 30 of Oregon Shores Unit 2 First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Recorded on June 1, 2005 in the Official Records of Klamath County, Oregon as Document No. 40813-14

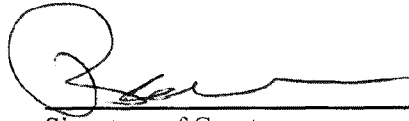
TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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 \$7,995.00 plus other property or value which is a part of the consideration.

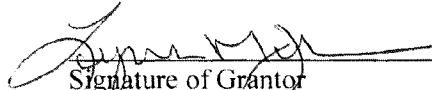
In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this 22nd day of July, 2021.



Signature of Grantor

Print Name - Ronald S. Freeman



Signature of Grantor

Print Name - Lynn M. Freeman

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES,)

ss:)

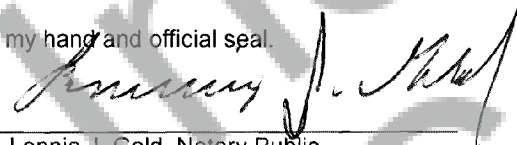
On July 22, 2021, before me, Lonnie J. Gold, Notary Public, personally appeared **Ronald S. Freeman and Lynn M. Freeman**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same 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.

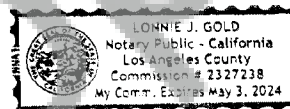
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Lonnie J. Gold, Notary Public



My Commission Expires: May 3, 2024

| Grantor(s) Name, Address, Phone: | Grantee(s) Name, Address, Phone: |
|--|--|
| Ronald S. Freeman and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308 818-703-1781 | Neftali Duarte 220 W. Valley Blvd. #C Tehachapi, CA 93561-2238 818-203-9899 |

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.