

2021-011752

Klamath County, Oregon



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08/02/2021 12:50:46 PM

Fee: \$82.00

APN: R-3511-013A0-01200-000

Return **DEED AND SEND TAX STATEMENTS TO:**  
Scott and Amy Christofferson  
5854 South 2700 West  
Roy, UT 84067

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made between: **Oregon Pines Land Trust** (hereinafter referred to as Grantor) and

**Scott Christofferson and Amy Christofferson** (hereinafter referred to as Grantee)

The Grantor, for and in for consideration paid and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, hereby grants, bargains, sells, remisses, releases, transfers and conveys to the Grantee, all that certain land situated in Klamath County, state of Oregon to wit:

**Lot 5, Block 45, Oregon Pines as name in shown on plot filed June 30, 1969 dully recorded in the office of the County Recorder of said County**

situated in the County of Klamath in the state of Oregon

Being the same premises conveyed to the Grantor(s) by deed recorded as instrument 2009-015387

#### RESERVATIONS FROM AND EXEMPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

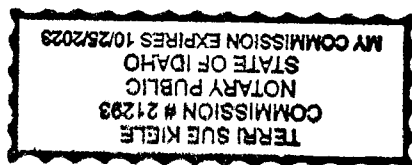
IN TESTIMONY WHEREOF, this instrument is executed on this 14 day of July, 2021

Oregon Pines Land Trust by  
Martin Trac, acting Trustee

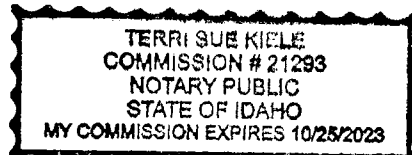
THE STATE OF Idaho  
COUNTY OF Clearwater

On this 14 day of July, 2021, before me, the undersigned Notary Public, personally appeared Martin Trac known or identified to me to be the person who executed the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affix my official seal the day and year above written



(NOTARY SEAL)



NOTARY PUBLIC FOR IDAHO