

AFTER RECORDING, RETURN TO:

Aaron Garcia-Cabrera

PO Box 1154

Redway, CA 95560

2021-012552

Klamath County, Oregon

08/17/2021 11:41:00 AM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Aaron Garcia-Cabrera

PO Box 1154

Redway, CA 95560

SPECIAL WARRANTY DEED

Hang Your Hat Properties with an address of 2136 Ford Parkway #8030, St. Paul, MN 55110 ("Grantor"), conveys and warrants to Aaron Garcia-Cabrera, whose address is P.O. Box 1154 Redway, CA 95560, ("Grantee"), the following described real properties (the "Property") free of encumbrances, except as specifically set forth herein: None. Land in Klamath County, Oregon, described more particularly as follows:

Lot 23, Block 1 KLAMATH FOREST ESTATES, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$ 10_____.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.

APN: R259990

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

APN: R259990

DATED this 17 day of August, 2021.

BY: S. Guritz
Sarah Guritz, Member, on behalf of

Hang Your Hat Properties, LLC
2136 Ford Parkway #8030
Saint Paul, MN, 55116

STATE OF Minnesota
COUNTY OF St. Louis

}
ss.

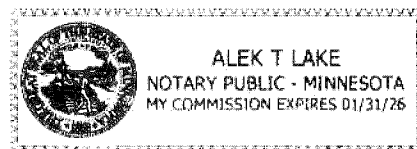
On 08/17/21, before me, the undersigned Notary Public,
personally appeared

Sarah Guritz, 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 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.

WITNESS my hand and official seal.

Alek Lake Notary Public

[Signature]



APN: R259990