

**2021-013592**

**Klamath County, Oregon**



00286925202100135920020020

09/07/2021 03:06:49 PM

Fee: \$87.00

Recording requested by:

The Owner Terms Land Network LLC  
60353 Tall Pine Ave  
Bend, OR 97702

and when recorded, please return  
this deed to:

The Owner Terms Land Network LLC  
60353 Tall Pine Ave  
Bend, OR 97702

Until a change is requested, all tax statements  
shall be sent to the following address:

Anthony Davis  
Po Box 46  
Sprague River, OR 97639

Above reserved for official use only

## **SPECIAL WARRANTY DEED**

THE GRANTOR: The Owner Terms Land Network LLC, whose address is 60353 Tall Pine Ave, Bend Oregon 97702, County of Deschutes, State of Oregon. FOR A VALUABLE CONSIDERATION, in the amount of Ten Thousand Dollars (\$10,000.00), hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and SPECIALLY WARRANTS to Anthony Davis ("Grantee"), whose address is 23402 Sprague River, Oregon 97639, County of Klamath, State of Oregon, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Legal Description: Lot 26, Block 35, First Addition to Klamath Falls Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Number: R-3510-028A0-05000-000

APN Number: R272092

Lot Number: 26

Acres: 2.36 Acres +/-

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this day of August 31<sup>ST</sup>, 20 21

Signature of Grantor

Signature of Grantor

Type or print name of Grantor

Type or print name of Grantor

State of OREGON

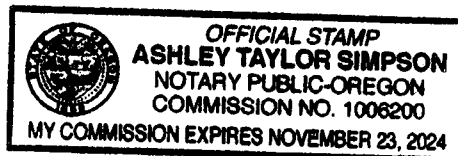
County of

Deschutes

) ss

The foregoing instrument was acknowledged before me on this 31<sup>st</sup> day of August 2021.  
By Jesse Ivy, Managing Member of The Owner Terms Land Network LLC

(Seal)



Signature of Notary Public

Ashley Taylor Simpson  
Printed Name of Notary

My commission expires on November 23, 2024.