

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. (ORS 93.040 (1))

ASSESSOR PARCEL NO. 284070
NOTE: Deed prepared by Grantor below.
NAME: Tiffany R. Bodily
ADDRESS: 441 Lake Terrace Drive
CITY/ST/ZIP: Azle, TX 76020

WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: Dane Kincade
ADDRESS: 4720 Loch Lomond Dr
CITY/ST/ZIP: Carmichael, CA 95608

2021-013694

Klamath County, Oregon



00287041202100136940020021

09/09/2021 11:48:08 AM

Fee: \$87.00

SPECIAL WARRANTY DEED

SALE PRICE
\$ 300

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are.

Tiffany R. Bodily

Does convey and specially warrants to:

Dane Kincade

Grantee, the following described real property free of encumbrances created by the Grantor, situated in:

Klamath County, Oregon

"SEE ATTACHED LEGAL DESCRIPTION"

Act# 284070 MAPTAXLOT: R-3511-015B0-05800-000

Witness Whereof, my hand has been set on September 1, 202021

Tiffany Bodily
Signature on line above

n/a

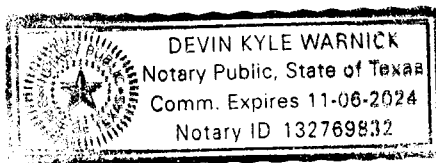
Signature on line above

Tiffany Bodily
Print on line above

n/a

Print on line above

State of ~~California~~ ^{TX} Texas, County of Tarrant
Subscribed and sworn to (or affirmed) before me on this
1st day of September, 2021 by
Devin Warnick
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.
Signature [Signature] (seal)



LEGAL DESCRIPTION;

#284070

A Portion of Lot 55, Block 6, Oregon Pines, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon. being more particular described as follows: beginning at the SW corner of lot 9 of said block 6 ; thence $N41^{\circ} 34' 47''$ W, 588.40 feet to a line running from the

east quarter corner of section 16 to the NW corner of lot 12; thence $N50^{\circ} 14' 29''$ east, along said line, 643.60 feet; to the northwest corner of lot 12; thence $S 09^{\circ} 14' 29''$ west, along the westerly line of lot 12, 394.08 feet to the northwest corner of lot 11, thence south $14^{\circ} 20' 43''$ east, along the westerly line of lot 11, 314.82 feet to the northwest corner of lot 9, thence $S 45^{\circ} 42' 51''$ west, along the northwesterly line of lot 9, 183.94 feet to the point of beginning. subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.