

2021-014898

Klamath County, Oregon

10/01/2021 03:04:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE



After recording return to:

Klamath Falls RE, LLC

2585 Campus Dr

Klamath Falls, OR 97601

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

Klamath Falls RE, LLC

2585 Campus Dr

Klamath Falls, OR 97601

File No. 469777AM

SPECIAL WARRANTY DEED

S & F Properties, LLC, a Limited Liability Company of Montana,

Grantor(s) hereby conveys and specially warrants **all remaining interest** to

Klamath Falls RE, LLC,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lots 7 and 8 in Block 6 of TRACT 1163 CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-020BD-03400

The true and actual consideration for this conveyance is **OTHER THAN MONETARY CONSIDERATION.**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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

Dated this 28th day of September, 2021

S & F Properties, LLC

[Signature]
Bradford L. Frank, Member

[Signature]
Londa L. Frank - Member

State of Texas } ss
County of Titus }

On this 28th day of September, 2021, before me, Kirstie E Price a Notary Public in and for said state, personally appeared Bradford L. Frank and Londa L. Frank known or identified to me to be the Managing Member in the Limited Liability Company known as S & F Properties, LLC, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Texas
Residing at: 150 CR 1315 Mt Pleasant, TX 75455
Commission Expires: May 5, 2022

