



2021-016916

Klamath County, Oregon

11/09/2021 03:04:02 PM

Fee: \$97.00

Commitment Number: 29094372

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

*Charles F. Ross*  
Grantee(s) Tax-Mailing Address:  
4525 Bristol Ave., Klamath Falls OR 97603

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**3909-011CB-06100**

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**SPECIAL/LIMITED WARRANTY DEED**

CHARLES F. ROSS, (whose mailing address is 4525 Bristol Ave., Klamath Falls OR 97603) and REBECCA JANE ROSS, (whose mailing address is <sup>2083</sup> ~~Portland St, Klamath Falls OR 97601~~), who were formerly a married couple but are now divorced as per Case No.: 19DR07378 In The Circuit Court Of The State Of Oregon For The County Of Klamath, Dated April 7, 2021, and are both now unmarried persons, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of special warranty to CHARLES F. ROSS, single, hereinafter grantee, whose tax mailing address is 4525 Bristol Ave., Klamath Falls OR 97603, the following real property:

**Lot 10 in Block 4 of FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Property Address is: 4525 Bristol Ave., Klamath Falls OR 97603**

**Prior instrument reference: Official Records Book M99, Page 40569**

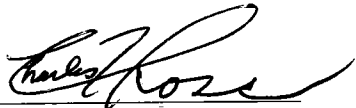
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.


Executed by the undersigned on 10-18, 2021:

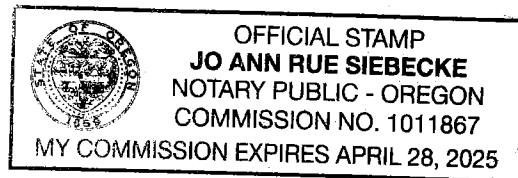


**CHARLES F. ROSS**

STATE OF OREGON  
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on 10.18, 2021 by **CHARLES F. ROSS** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



Executed by the undersigned on Oct 18, 2021:

Rebecca Jane Ross  
REBECCA JANE ROSS

STATE OF OREGON  
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on Oct 18, 2021 by **REBECCA JANE ROSS** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JoAnn R Siebecke  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

