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## Property Deed

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**2021-018783**

**Klamath County, Oregon**



00292715202100187830070076

12/20/2021 01:03:18 PM

Fee: \$112.00

RECORDING REQUESTED BY:

Lynda V. Provitt

INSTRUMENT PREPARED BY:

Terry Provitt

3600 S. Harbor Blvd #494

Oxnard , California 93035

(Above reserved for official use only)

RETURN DEED TO:

Lynda V. Provitt

3526 E. Avenue H 14

Lancaster , California. 93535

SEND TAX STATEMENTS TO:

Lynda V. Provitt

3526 E. Avenue H 14

Lancaster , California. 93535

Tax Parcel ID/APN # 2020-006701

### SPECIAL WARRANTY DEED FOR OREGON

STATE OF OREGON

COUNTY OF KLAMATH

THIS DEED is made this day of 11-28-2021 by and between the  
"Grantor,"

Terry Provitt, an unmarried individual residing at 3600 S. Harbor Blvd #494 ,  
Oxnard , California 93035

AND the "Grantee,"

Lynda V. Provitt, an unmarried individual residing at 3526 E. Avenue H 14,  
Lancaster , California 93535

Grantor hereby conveys and specially warrants to Grantee the following described real  
estate (the "Property") in Klamath county, Oregon, free of encumbrances created or  
suffered by Grantor, except as specifically set forth herein:

Property Address: Oregon , Beatty, Oregon 97621

Legal description(s) attached separately.

Consideration: 0

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Unofficial  
Copy

**Signatures**

Grantor signed, sealed, and delivered this special warranty deed to Grantee on  
11-28-2021 (date).

Grantor (or authorized agent)

x/ Terry L. Provitt

Print Name: Terry L. Provitt

Unofficial  
Copy

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared **Terry Provitt**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*\*See Attachment for California Notary \**  
(Seal)

Unofficial Copy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

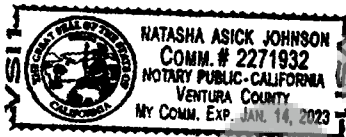
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Ventura }

On Nov 29<sup>th</sup>, 2021, before me, NATASHA ASICK JOHNSON, Notary Public,  
personally appeared Terry L. Provitt

who 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.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document Warranty Deed for Oregon.

Title or type of document: Property Deed / Tax Parcel #  
2020 - 006701

Document Date: Nov 29<sup>th</sup>, 2021 Number of Pages: 5 Pages.

Signer(s) Other than Named Above: \_\_\_\_\_

2020-006701

Klamath County, Oregon



00259910202000067010020021

06/02/2020 10:23:41 AM

Fee: \$87.00

After recording please return to:

Terry L. Provitt

3600 S. Harbor Blvd #494

Oxnard, CA 93035

APN: R-3613-006A0-01300

Mail Tax Statements to Above

Consideration: \$10.00 and other valuable goods

### CORRECTION SPECIAL WARRANTY Deed

For and in consideration paid, the undersigned, **Smile4u Inc., a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Terry L. Provitt, a single person**, hereinafter referred to as Grantee, legally described as:

***LEGAL DESCRIPTION: A parcel of land situated in Section 6, Township 36 South, Range 13, East of the Willamette Meridian. Klamath County, Oregon, being more particularly described as follows: Commencing at the NE corner of said Section 6; thence S 89° 55' 50" West along the Northerly line of said Section 6, 328.33 feet; thence leaving said Northerly section line S 20° 24' 00" West 1785.55 feet to the true point of beginning for this description; thence continuing S 20° 24' 00" West, 332.31 feet; thence N 69° 36' 00" W 655.40 feet; thence N 20° 24' 00" E, 332.31 feet; thence S 69° 36' 00" E 655.40 feet to the true point of beginning. Together with an easement 60.00 feet in width for right of way purposes as granted by Warranty Deed recorded November 10, 1977, in Volume M77, Page 21834 Microfilm Record of Klamath County, Oregon.***

Situate in the County of **Klamath** in the state of **Oregon**

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or

section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 26<sup>th</sup> day of Nov, 2000.

Amber Abbott, Secretary of Smile4u Inc

Acknowledgment - Corporation

State of Arizona  
County of Navajo

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of Nov, 2000 by Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Notary Public

My Commission Expires: 2/28/01

