

After recording return to:  
OS NATIONAL  
Stacy Martin  
2170 SATELLITE BLVD, STE 200  
DULUTH, GA 30097

All tax statements shall be sent  
to the following address:  
JRE Devere Investment Group, LLC  
2210 E SOUTH PORT RD  
INDIANAPOLIS, IN 46227

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**SPECIAL WARRANTY DEED  
(OREGON)**

**JON RICKEY AND JOSEPH KELLAR** Grantor, conveys and specially warrant(s) to **LOGAN DEVERE INVESTMENT GROUP, LLC, A DELAWARE LLC** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS: THE WESTERLY ONE-HALF OF LOT 598, BLOCK 103, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

Tax Parcel No.: 0479468  
This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$0.00**.

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.

WITNESS the hands and seal of said Grantors this 16 day of December 2021.

JOSEPH KELLAR  
JOSEPH KELLAR

CALIFORNIA  
STATE OF ~~OREGON~~ )  
COUNTY OF TEHAMA ) SS.

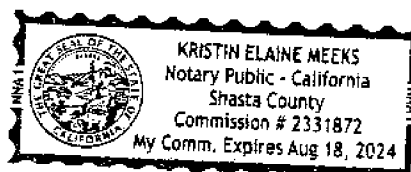
I, KRISTIN ELAINE MEEKS hereby certify that **JOSEPH KELLAR** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 16<sup>th</sup> day of DECEMBER, A.D., 20 21.

(Seal)

Kristin Elaine Meeks  
Notary Public

My Commission Expires: 8/18/2024

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994



WITNESS the hands and seal of said Grantors this 16 day of December 2021.

Jon Rickey  
JON RICKEY

STATE OF ~~OREGON~~ ) Indiana (ID)  
                                  ) SS.  
COUNTY OF Marion

I, Emmalind B Robleto hereby certify that **JON RICKEY** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 16 day of December, A.D., 20 21.

(Seal)

Emmalind B Robleto  
Notary Public

My Commission Expires: 9/29/22

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994

