

2022-000649

Klamath County, Oregon



00294049202200006490030034

01/18/2022 01:19:31 PM

Fee: \$92.00

After recording, return to:

Victor Rae
868 Monaghan Circle
Vacaville, CA 95688

Until a change is requested,
all tax statements should be sent to:

Victor Rae
868 Monaghan Circle
Vacaville, CA 95688

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

Wayne Williams, a single man
8715 Kallison Arbor
San Antonio, TX 78254

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Victor Rae, A married man, whom wishes to acquire title in his name alone.

the following described real property situated in Klamath County,
State of Oregon, free of encumbrances created or suffered by the grantor except
as specifically set forth herein:

Block 27, Lot 41, 4th Addition to Nimrod River Park. GPS: 42°28'02N 121°
28'26W. Size of lot 3.11 acres.

And commonly known as: MapTaxLot# R-3610-012A0-05500-000

Parcel ID: R329442

The true and actual consideration for this conveyance is \$ 10000.00

Ten Thousand Dollars and 00/100 cents.

Source of Title:

Special Warranty Deed, from Wayne Williams, whom obtained Special Warranty Deed from Michael Kincade Revocable Trust of 2014; whom owned the property prior to Wayne Williams.

This conveyance is made subject to:

Any encumbrances, restrictions, and/or restrictions superseded by the appropriate entities as outlined by county, state, and or federal law. Grantor submits this parcel to the grantee free of restrictions.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of January 7th, 2022 .

Wayne Williams
Signature
Wayne Williams
Print Name
Grantor/Seller
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Texas
COUNTY OF Bexar

On this 7 day of January, 2022, before me, Notary Public in and for
said state, personally appeared Wayne Williams

_____,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me ✓ freely executed the same.

Signature: Alexandra Dockter
Print Name: Alexandra Dockter
Title: Notary/
My Commission Expires: 07/30/2025

