

Returned at Counter

2022-001043

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Billy and Alicia Ahumada, 7256 Theresa Trl., Browns Valley, Ca. 95918



00294495202200010430020021

SEND TAX STATEMENTS TO:

Billy and Alicia Ahumada, 7256 Theresa Trl., Browns Valley, Ca. 95918

01/26/2022 03:04:11 PM

Fee: \$87.00

SPECIAL WARRANTY DEED

Samuel B., and Marie L., Forrester

[NAME OF GRANTOR], with an address

of 2510 Castle Av., Roseburg, OR 97471

[GRANTOR ADDRESS HERE]

("Grantor"), conveys and specially warrants to Billy and Alicia Ahumada

[NAME OF GRANTEE HERE], whose address is

7256 Theresa Trl., Browns Valley, CA, 95918

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

Land in Klamath

[COUNTY NAME HERE] County,

Oregon, described more particularly as follows:

Lot 3 EXCEPT the Southerly 10 feet of the easterly 36 feet and that portion of Lot 4, lying East of State Highway

Property, Block 7, NORTH KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the

official plot thereof on file in the office of the Clerk of Klamath County, Oregon.

[INSERT LEGAL DESCRIPTION AND/OR ATTACH EXHIBIT A]

The true consideration for this conveyance is \$11,000.00

This property is free of liens and encumbrances, EXCEPT:

None Known

[STATEMENT OF EXCEPTIONS TO STATUTORY COVENANTS OF TITLE]

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

DATED this 24 day of January, 2022.

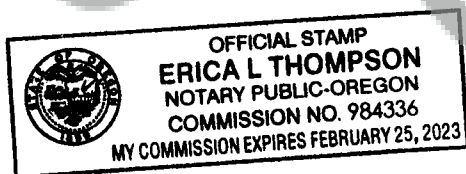
Samuel B. Forrester Marie Forrester
Grantor

STATE OF OREGON }

COUNTY OF Douglas

ss.

The foregoing instrument was acknowledged before me on this 24 day of Jan., 2022, by Samuel & Marie Forrester [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Erica L. Thompson
Printed Name: Erica L. Thompson
Notary Public in and for the State of Oregon