

**2022-001772**

**Klamath County, Oregon**

02/10/2022 02:01:01 PM

Fee: \$87.00

Recording Requested By:  
PD Realty Group, LLC

Return To and Send Tax  
Statements To:  
Kenneth and Terry Janson  
5821 Hubbard Rd.  
Acton, CA 93510

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APN: R350364

Prior Instrument Number: 2016-011464

**Special Warranty Deed**

For good and valuable consideration of Four Thousand Five Hundred Dollars (\$4,500.00), the receipt and sufficiency of which is hereby acknowledged, I or we, PD Realty Group, LLC, a Corporation, (GRANTOR), does hereby convey to Kenneth and Terry Janson, Joint Tenancy with Right of Survivorship, (GRANTEES), the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Parcel R350364

Lot 7, Parcel No. 3, Map of Survey as Recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

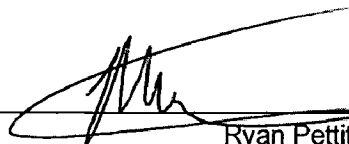
And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Page to Follow**

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.

DATED: November 29, 2021

BY:



Ryan Pettitt, Member of  
PD Realty Group, LLC

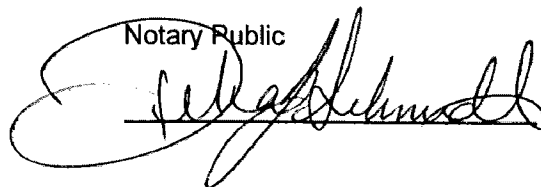
STATE OF Washington,  
COUNTY OF Walla Walla, ss.

On 11-29-2021, before me, the undersigned Notary Public, personally appeared Ryan N Pettitt, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires: 8-19-25



Notary Public  


APN: R350364

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