

2022-003077
Klamath County, Oregon



00296840202200030770040048

03/14/2022 09:22:31 AM

Fee: \$97.00

RECORDING REQUESTED BY:
Shawn Bertini

INSTRUMENT PREPARED BY:
Dennis W. Wood
451 Beals Creek Rd. #1059
Canyonville, Oregon 97417

(Above reserved for official use only)

RETURN DEED TO:
Shawn Bertini
1058 Yasak Loop
Toledo, Oregon, 97391

SEND TAX STATEMENTS TO:
Shawn Bertini
1058 Yasak Loop
Toledo, Oregon, 97391

Tax Parcel ID/APN # R288209 ,
R288218

SPECIAL WARRANTY DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of 2/14/2022 by and between the
"Grantor,"

Dennis W. Wood, a married individual residing at 451 Beals Creek Rd. #1059,
Canyonville, Oregon 97417

AND the "Grantee,"

Shawn Bertini, a married individual residing at 1058 Yasak Loop, Toledo, Oregon 97391

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:

Legal Description: The E1/2, NE 1/4, SW 1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County Oregon

Subject to the following encumbrances and/or other restrictions:

- 1. 1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways. 2. Reservations as contained in Deed of Tribal Property Reserving: Marie Lyon etal Reserved by: United States of America, Dept. of the Interior Recorded: July 27, 1959 Recording Info: Volume 314 Page 383, Records of Klamath County, OR**

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

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this special warranty deed to Grantee on 2/14/2022 (date).

Grantor (or authorized agent)

x/ Dennis W. Wood

Print Name: Dennis W. Wood

Spousal Acknowledgment:

I, Diane B. Wood (name of Dennis W. Wood's spouse), residing at

451 Beals Creek Rd
Canyonville OR 97417

_____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ Diane B. Wood

Grantee's Spouse (or authorized agent)

I, _____ (name of Shawn Bertini's spouse), residing at _____, acknowledging that

my spouse is receiving the title hereunder as a sole owner, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

x/ _____

NOTARY ACKNOWLEDGMENT

OREGON

COUNTY OF DOUGLAS / LINCOLN

On 2-14-2022 before me, Tiffany Anne Spohn, personally appeared Dennis W. Wood and Dennis W. Wood's spouse Diane Bethene Wood, personally known to me or proved 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.

Commission Expires: June 16, 2023

T Spohn
Notary Public, Oregon

