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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-003190

Klamath County, Oregon



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03/15/2022 01:32:12 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

RICHARD V. RAINUS
DENISE DRAZIL
29387 Demerett Rd, Malin, OR 97632
Grantor's Name and Address

CRISS DUNCAN
P.O. Box 64
Malin, OR 97632
Grantee's Name and Address

After recording, return to (Name and Address):

CRISS DUNCAN
P.O. Box 64
Malin, OR 97632

Until requested otherwise, send all tax statements to (Name and Address):

(SAME AS ABOVE)

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD RAINUS AND DENISE DRAZIL
(FKA DENISE RAINUS)
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CRISS DUNCAN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T41S, R12E, W1M.

(ASSESSOR ACCT. NO. 4112-00800-01000), TOGETHER WITH MAINLINE & TWO WHOLE LOTS

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

TITLEDOWN

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00 ^{other valuable consideration} However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ^{other valuable consideration}, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11th day of March 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 11th 2022
by Denise M. Drazil

This instrument was acknowledged before me on March 11th 2022
by Richard V. Rainus
as _____
of _____



OFFICIAL STAMP
ISAAC DEWAYNE NUNN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1009901
MY COMMISSION EXPIRES MARCH 14, 2025

Isaac Dewayne Nunn
Notary Public for Oregon
My commission expires March 14th 2022