

2022-004201

Klamath County, Oregon



00298072202200042010030031

03/31/2022 02:09:24 PM

Fee: \$92.00

After recording please return to:

Art Price

Glenn Price

Colleen Reker

941 Country Run Dr

Martinez, CA 94553

APN: R-3611-003C0-06100-000

Mail Tax Statements to Above

Consideration: Art Price, Glenn Price and Colleen Reker will trade their parcel of property R-3610-012B0-07300-000 and other valuable goods for the parcel of property listed above R-3611-003C0-06100-000

SPECIAL WARRENTY DEED

For and in consideration paid, the undersigned, **David Hacek and Shelley Hacek**, hereinafter referred to as Grantor, hereby conveys all rights and title in following described real estate to **Art Price, Glenn Price and Collen Reker**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 1, Block 22, Nimrod River Park, 2nd Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Situate in the County of **Klamath** in the state of **Oregon**

The Grantor will defend the right and title to real estate described above against claims against the Grantee arising from, under of through Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property base on the Grantee's judgment and inquiry.

If a court competent jurisdiction finds any provision, clause or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that findings shall not make the offending provision, clause, or section illegal, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid and enforceable. If the offending provision, clause, or section cannot be modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision clause or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 29 day of March 2022

Shelley Hacek
Shelley Hacek

State of Oregon
County of Linn

The Foregoing Instrument was acknowledged before me this 29th day of March
2022 by Shelley Hacek

Erin Lorain Koontz
Notary Public

My Commission Expires: 07/19/2024



Witness my hand this 29 day of MARCH, 2022

David Hacek

David Hacek

State of Oregon

County of Linn

The Foregoing Instrument was acknowledged before me this 29th day of March
2022 by David Hacek

Erin Lorain Koontz
Notary Public

My Commission Expires: 07/19/2024
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