

2022-004599

Klamath County, Oregon



00298519202200045990080083

04/12/2022 09:03:28 AM

Fee: \$117.00

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, 2<sup>nd</sup> 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 28 day of March, 2022

Glenn Price  
Glenn Price

State of California  
County of Contra Costa

The Foregoing Instrument was acknowledged before me this 28 day of March  
2022 by Glenn Price

\*(See Attached California Acknowledgment)  
Notary Public

My Commission Expires: 9-7-2025

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa }

On March 28, 2022 before me, Miriam V. Jellum, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Glenn Price  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Miriam V. Jellum  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special Warranty deed

Document Date: 3-28-22 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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 Colleen Reker**, hereinafter referred to as Grantee, legally described as:

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

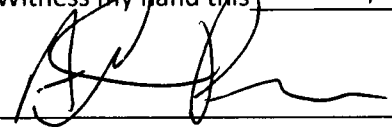
Situate in the County of **Klamath** in the state of **Oregon**

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



Art Price

State of California  
County of Contra Costa

The Foregoing Instrument was acknowledged before me this 29<sup>th</sup> day of March  
2022 by Art Price



Lisa Contreras  
Notary Public

My Commission Expires: 4/1/2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

}ss.  
}

On March 29, 2022, before me, LISA CONTRERAS, a notary public, personally appeared Art Price 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Contreras



(This area for official notarial seal)

|  |
|--|
| Title of Document: Special Warrenty Deed |
|  |
|  |

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 WARRANTY 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 Colleen Reker**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: Lot 1, Block 22, Nimrod River Park, 2<sup>nd</sup> 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 or 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 of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 31<sup>st</sup> day of March, 2022

Colleen Reker  
Colleen Reker

State of Colorado  
County of Mesa

The Foregoing Instrument was acknowledged before me this 31 day of March  
2022 by Colleen Reker

Therese Luellen  
Notary Public

My Commission Expires: 4-5-2025

