Recording Requested By: Land Equities Inc. 2728 W. Main St. STE 105 Medford, Oregon 97501

2022-004675 Klamath County, Oregon 04/13/2022 10:31:01 AM

Fee: \$92.00

When Recorded Mail Document And Tax Statements To: Robert Lewis 109 Halliday Rd. Spc. 6 Centralia, Washington 98531

Special Warranty Deed

Previous Doc. No.: 2018-015034 APN: R209474

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LAND EQUITIES INC. (Grantor), an Oregon corporation, whose address is 2728 W. Main St. STE 105, Medford, Oregon 97501, does hereby convey to ROBERT LEWIS (Grantee), whose address is 109 Halliday Rd. Spc. 6, Centralia, Washington 98531, the following described real property situated in the County of Klamath, State of Oregon:

Lot 4 in Block 2 of TRACT 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

The true consideration for this conveyance is \$18,752.00. (Here comply with the requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings)AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301(Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signature Page to Follow

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DATED: april 12, 2022	
Land Equities Inc., an Oregon corporation	
Elizabeth Moderault	
Elizabeth M. Therault, Secretary	
STATE OF Oregon)	
COUNTY OF Jackson)	
On <u>Opril 12</u> , <u>2022</u> , before me, the undersigned Elizabeth M. Therault, personally known to me (or proved evidence) to be the person(s) whose name(s) is/are subscracknowledged to me that he/she/they executed the same is capacity(ies), and that by his/her/their signature(s) on the inupon behalf of which the person(s) acted, executed the instance.	to me on the basis of satisfactory ribed to the within instrument and n his/her/their authorized nstrument the person(s) or the entity
WITNESS my hand and official seal.	(1)
My Commission Expires: September 24, 2024	Notary Public OFFICIAL STAMP MADELINE C CHAREST NOTARY PUBLIC - OREGON COMMISSION NO. 1004286