

**2022-005044**

**Klamath County, Oregon**

**04/20/2022 01:22:01 PM**

**Fee: \$87.00**

**RECORDING REQUESTED BY,  
AND WHEN RECORDED, RETURN  
TO:**

Charles Gruver & Kirt Freeman  
143 W. Girard Ave.  
Salt Lake City, UT 84103-1742

**UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:**

Charles Gruver & Kirt Freeman  
143 W. Girard Ave.  
Salt Lake City, UT 84103-1742

--Above this line reserved for official use only--

Parcel Number: 3507-017BD-01000

**SPECIAL WARRANTY DEED**

**Ronald S. Freeman and Lynn M. Freeman, Husband and Wife of 1013 Harbor Blvd. Ste 109, Oxnard, CA 93035-1131** (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey and warrant to

**Charles Gruver & Kirt Freeman, of 143 W. Girard Ave, Salt Lake City, UT 84103-1742** (hereinafter referred to as the "Grantee"), all right, title and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of Klamath, State of Oregon:

**Lot 24, Block 34, Tract 1184, OREGON SHORES UNIT 2, FIRST ADDITION, in the County of Klamath, State of Oregon, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is \$9,750.00 plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this 20 day of April 19, 2022



Signature of Grantor  
Ronald S. Freeman



Signature of Grantor  
Lynn M. Freeman


STATE OF CALIFORNIA )  
 )  
COUNTY OF VENTURA, ss: )

On April 20, 2022, before me, Michele A. West, Notary Public, personally appeared **Ronald S. Freeman and Lynn M. Freeman**, 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 they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

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   
Michele A. West, Notary Public



My Commission Expires: February 28, 2026

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. Freeman and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308 818-703-1781	Charles Gruver & Kirt Freeman 143 W. Girard Ave. Salt Lake City, UT 84103-1742 209-637-8747

### SEND TAX STATEMENTS TO GRANTEE

NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.