

2022-006139

Klamath County, Oregon



00300283202200061390060060

05/13/2022 01:34:53 PM

Fee: \$107.00

After recording please return to:

David Hacek

Shelley Hacek

1832 Moraga Ave SE

Albany, OR 97322

APN: R-3610-012B0-07300-000

Mail Tax Statements to Above

Consideration: David & Shelley Hacek will trade their parcel of property R-3611-003C0-06100-000 and other valuable goods for the parcel of property listed above R-3610-012B0-07300-000.

SPECIAL WARRENTY DEED

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

LEGAL DESCRIPTION: Lot 29, Block 30, Nimrod River Park, 4th 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.

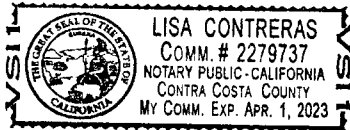
Witness my hand this 5th day of May, 2022

Colleen Reker

Colleen Reker

State of ~~Colorado~~ California
County of ~~Mesa~~ Contra Costa

The Foregoing Instrument was acknowledged before me this 5th day of May
2022 by Colleen Reker



Lisa Contreras

Notary Public

My Commission Expires: 4/1/2023

Witness my hand this 10 day of may, 2022

Art Price

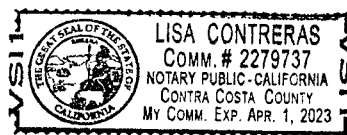
Art Price

State of California
County of Contra Costa

The Foregoing Instrument was acknowledged before me this 10th day of may
2022 by Art Price

Lisa Contreras
Notary Public

My Commission Expires: 4/1/2023



Witness my hand this 10 day of May, 2022

Glenn Price
Glenn Price

State of California
County of Contra Costa

The Foregoing Instrument was acknowledged before me this 10th day of May
2022 by Glenn 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

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On May 10, 2022, before me, LISA CONTRERAS, a notary public, personally appeared Glenn Price and 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 Warranty Deed

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

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On May 5, 2022, before me, LISA CONTRERAS, a notary public, personally appeared Colleen Reker 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 Warranty Deed