

AFTER RECORDING, RETURN TO:
Kevin Takalo

2022-009013
Klamath County, Oregon
07/22/2022 01:04:01 PM
Fee: \$87.00

SEND TAX STATEMENTS TO:
7944 Teal Drive, Bonanza OR, 97623

SPECIAL WARRANTY DEED

Action Capital, LLC, with an address of
2303 Benbrook Dr, Carrollton TX, 75007

("Grantor"), conveys and specially warrants to Kevin Takalo,
whose address is 7944 Teal Drive, Bonanza OR, 97623

("Grantee"), the following described real property (the "Property") free of encumbrances
created or suffered by the grantor, except as specifically set forth herein:

Land in Klamath County, Oregon, described more
particularly as follows:

Lot 6, Block 62, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 3,

according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: R-3711-033D0-01600-000/ Tax Account R400729

The true consideration for this conveyance is \$17,500.

This property is free of liens and encumbrances, EXCEPT:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 20 day of July, 2022.



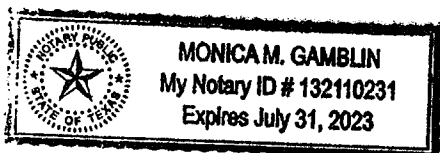
Grantor - David VanGinhoven
Managing Member Action Capital,
LLC


STATE OF Texas

COUNTY OF

Dallas

The foregoing instrument was acknowledged before me on this 20 day of July, 2022, by David VanGinhoven, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.




Printed Name: Monica M. Gamblin
Notary Public in and for the State of Texas