

2022-009292

Klamath County, Oregon

07/28/2022 03:31:01 PM

Fee: \$87.00

Prepared By:

TDP Holdings, LLC

6200 Rockside Woods Blvd N, Ste 215

Independence, OH 44131

Ph: 216-925-0115

After Recording Return

To and Mail Tax:

Tequesta Dyreson & Daniel Chavez

314 W 2nd Ave

Casa Grande, AZ 85122

Ph: 480-341-3333

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No. **R297262**

This Special Warranty Deed, Executed this 28 day of July, 2022,

By **TDP Holdings, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd. N. #215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Tequesta Dyreson & Daniel Chavez**, whose address is 314 W 2nd Ave, Casa Grande, AZ 85122, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for a consideration of \$5,700.00, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Klamath, State of Oregon, viz:

APN R297262

LOT 54, BLOCK 15, TRACT 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

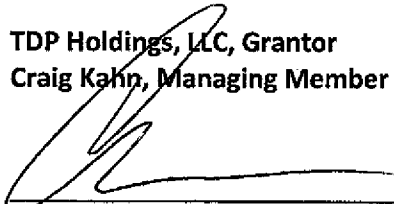
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year as written below.

TDP Holdings, LLC, Grantor
Craig Kahn, Managing Member



Grantor Signature

STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 28th day of July, 2022
(date) by Craig Kahn of TDP Holdings, LLC, an Ohio limited liability company, on behalf of the
corporation.



Notary Public

Victoria Eck

Printed Name

My Commission Expires:

June 28, 2026

