

**2022-009565**

**Klamath County, Oregon**

**08/05/2022 11:09:01 AM**

**Fee: \$87.00**

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

Daniel Lee Charbonneau  
P.O. Box 151  
Rosanky, TX 78953-0151

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

Daniel Lee Charbonneau  
P.O. Box 151  
Rosanky, TX 78953-0151

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

Parcel Number: 3510-026DO-01600

**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

**Daniel Lee Charbonneau, of P.O. Box 151, Rosanky, TX 78953-0151** (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 17, Block 39, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the Office of the County 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 **14,999.00** 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.

Signature of Grantor  
Ronald S. Freeman

  
Signature of Grantor  
Lynn M. Freeman

STATE OF CALIFORNIA )  
 )  
COUNTY OF VENTURA ss: )

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.

WITNESS my hand and official seal.

Signature Michele A. West  
Michele A. West, Notary Public



My Commission Expires: February 28, 2026

<b>Grantor(s) Name, Address, Phone:</b>	<b>Grantee(s) Name, Address, Phone:</b>
Ronald S. Freeman and Lynn M. Freeman 1013 Harbor Blvd. Ste. 109 Oxnard, CA 93035-1131 818-703-1781	Daniel Lee Charbonneau P.O. Box 151 Rosanky, TX 78953-0151 903-312-1889

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.