

2022-011288

Klamath County, Oregon

Recorded at the request of:
Ronald P Abel



00306266202200112880020029

Mail all Tax Statements *Return document to*

09/19/2022 10:45:40 AM

Fee: \$87.00

Eric Easom

4421 Casa Loma rd.

Morgan hill, Ca 95037-8909

Special Warranty Deed

lot 27 in block 13 of tract 1053 OREGON SHORES SUBDIVISION

Property ID:226071 Map Tax Lot #3507-006AD-04400

I Ronald P. Abel, Does hereby convey to Eric Easom, The following real property located in Klamath County, Oregon: *For the consideration of Ten Dollars, and other valuable, I, or*

Oregon Shores tract 1053 block-13 lot 27 described in Deed recorded in the Klamath County Clerk's Office. *Ronald P. Abel Trustee To: Eric Easom*

The undersigned does hereby consent to the terms as set forth in the declaration shown on the plat of including the easement(s) for (ingress – egress and public utilities, etc.)

Subject to current taxes and other assessments, reservation in patents and all easements, right-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not other.

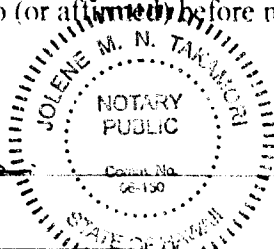
Dated this 3 day of Aug., 2022.

By: Ronald P. Abel

State of Hawaii
City & County of Honolulu

Signed and sworn to (or affirmed) before me this 3 day of August, 2022.

By: 



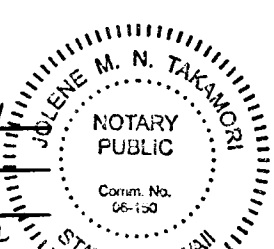
Notary Public for the State of Hawaii
My Commission Expires: March 12, 2026

Doc. Description: Special Warranty Deed

Doc. Date: 8/3/2022 No. Pages: 1

Jolene M. N. Takamori 1137
Notary Public Name Jud. Circuit

8/3/2022



AFFIDAVIT OF UNINSURED DEED

A notary other than the person who acknowledged the deed described below must acknowledge this Declaration.
Do not record this document.

Hawaii
STATE OF ~~CALIFORNIA~~
COUNTY OF ~~Honolulu~~

} SS:

Undersigned, being duly sworn upon oath deposes and states:

THAT I ²we am/⁹are the person(s) who executed and delivered that certain deed dated NOV 28 1977 conveying title to ERIC EASOM as Grantee, which deed recorded on APRIL 19, 1979 in Book M 79 Page 8741 Instrument No. 65793 records of KLANATH County, State of OREGON describing the following real property:

LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THAT possession of the premises has been surrendered to the Grantee;

THAT when I/we signed and delivered the deed to the Grantee named therein, my/our intent was to unconditionally convey title to the property to said Grantee and that I/we acted freely, voluntarily and without being under coercion or duress.

THAT this Declaration is made for the protection and benefit of the Grantee, the Grantee's successors and assigns, and for all other parties hereafter dealing with or who may acquire an interest in the Property, and for the purpose of inducing ("Title Insurance Company") to insure title to the property. I/We know that Title Company will rely on this Declaration and would not insure title without this Declaration

Dated: JUNE 23, 2022

Declarant(s)

Ronald P. Abel

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 Hawaii
COUNTY OF Honolulu } SS:

Subscribed and sworn to (or affirmed) before me on this 23rd day of June 2022 by Ronald P. Abel proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]

My Commission expires: 10/16/25

Doc. Description: Affidavit of

Uninsured Deed

Doc. Date: undated

No. Pages: 1

Judy O. Konishi

Jud. Clerk

[Signature]

JUN 23 2022

