

**2022-013018**

**Klamath County, Oregon**

11/03/2022 11:13:02 AM

Fee: \$87.00

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

Curtis Jenkins  
11378 Dalby Place  
San Diego, CA 92126-1512

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

Curtis Jenkins  
11378 Dalby Place  
San Diego, CA 92126-1512

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

Parcel Number: 3507-006AD-02600-000

**SPECIAL WARRANTY DEED**

**Ronald S. Freeman and Lynn M. Freeman, of 1013 Harbor Blvd. Ste 109, Oxnard, CA 93035-1131,** (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey, and warrant to

**Curtis Jenkins of 11378 Dalby Place, San Diego, CA 92126-1512**

(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 10, Block 14, Tract 1053 OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

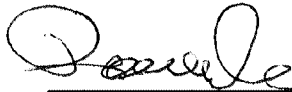
TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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.

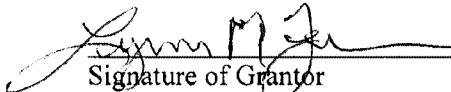
**The true consideration for this conveyance is \$14,999.00** plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this 18 day of October 18, 2022



Signature of Grantor  
Ronald S. Freeman



Signature of Grantor  
Lynn M. Freeman

STATE OF CALIFORNIA )  
 )  
COUNTY OF VENTURA ss: )

On November 3 2022, before me, Michele A. West, Notary Public, personally appeared **Ronald S. Freeman and Lynn M. Freeman**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

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

  
Michele A. West, Notary Public

My Commission Expires: February 28, 2026

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. Freeman and Lynn M. Freeman P.O. Box 4342 West Hills, CA 91308 818-703-1781	Curtis Jenkins 11378 Dalby Place San Diego, CA 92126-1512 858-226-3634

#### SEND TAX STATEMENTS TO GRANTEE

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.