

2022-013553

Klamath County, Oregon



00308887202200135530090097

11/21/2022 01:40:52 PM

Fee: \$122.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting the first-page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

MAIL TAX STATEMENTS TO:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

Space Above for Recorder's Use

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(A)

Special Warranty Deed

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Judith Kay Casey, a widowed and currently unmarried woman, with an address of 55501 Lightfoot Road, Astor, Florida 32102-2525

INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Christian J Wagner, an unmarried man, with an address of 10215 Glenn Ave., Rockaway Beach, Oregon 97136

TRUE AND ACTUAL CONSIDERATION ORS 205.125(1)(a) and 205.160

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) (Consists of or includes other property or value given or promised which is the whole consideration)

INSTRUMENT PREPARED BY:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

RETURN INSTRUMENT TO:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

MAIL TAX STATEMENTS TO:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

(O.R.S. § 93.855)

Judith Kay Casey, a widowed and currently unmarried woman, with an address of 55501 Lightfoot Road, Astor, Florida 32102-2525, Grantor, hereby conveys and specially warrants to Christian J Wagner, an unmarried man, with an address of 10215 Glenn Ave., Rockaway Beach, Oregon 97136, Grantee, the following described real property located in Klamath County, Oregon (the "Property"), free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto

Property Address: 33405 Coyote Lane Bonanza, OR 97623

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) (Consists of or includes other property or value given or promised which is the whole consideration).

This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all

other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

Statement Required by O.R.S. § 93.040(1): 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed by the Grantor, Judith Kay Casey, on October 25, 2022



Judith Kay Casey

STATE OF FLORIDA

CITY/COUNTY OF Volusia

On the 25th day of OCT., 2022 personally appeared before me Judith Kay Casey, who declared the foregoing instrument to be her voluntary act and deed.


NOTARY PUBLIC



THIS SPACE RESERVED FOR RECORDER'S USE

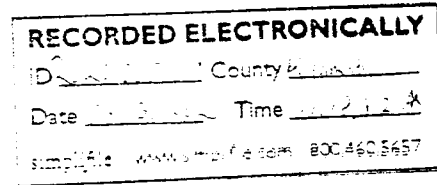


After recording return to:

Patrick Casey and Judith Casey

55501 Lightfoot Rd.

Astor, FL 32102



Until a change is requested all tax statements
shall be sent to the following address:

Patrick Casey and Judith Casey

55501 Lightfoot Rd.

Astor, FL 32102

File No. 364740AM

EXHIBIT A

SPECIAL WARRANTY DEED

Castle 2020, LLC, a New York Limited Liability Company.

Grantor(s) hereby conveys and specially warrants to

Patrick Casey and Judith Casey, as Tenants by the Entirety.

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 11 Block 116, Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with the following described property:

A Tract of land being a portion of Lot 12, Block 116 Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point of the East Line of said Lot 12 from which the Northeast corner of said Lot 12 bears North 173.38 feet; thence South along said East line 45.56 feet; thence leaving said East line North 82°58'25" West 27.19 feet; thence North 07°46'07" East 45.22 feet; thence South 82°58'25" East 21.03 feet to the point of beginning.

Excepting Therefrom:

A Tract of land being a portion of Lot 11, Block 116 Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11; thence North along the West line of said Lot 11, 39.13 feet; thence leaving said West line, East 39.13 feet; thence South 39.13 feet to a point on the South line of said Lot 11; thence West, along the said South line 39.13 feet to the point of beginning.

The true and actual consideration for this conveyance is \$27,500.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

Space Above this Line for Recorder's Use

PREPARED BY:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

RETURN RECORDED DOCUMENT TO:

Judith Kay Casey
55501 Lightfoot Road
Astor, Florida 32102-2525

AFFIDAVIT OF SURVIVING SPOUSE

STATE OF FLORIDA
CITY/COUNTY OF

LAKE Volusia

I, Judith Kay Casey, being of lawful age and duly sworn, do hereby state as follows:

1. This affidavit is made regarding the real property located in Klamath County, State of Oregon, and described as follows (the "Property"):

See Exhibit "A" attached hereto

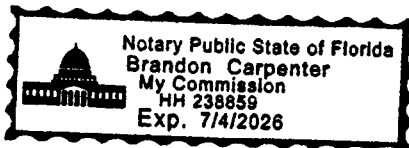
2. Patrick Nivard Casey, deceased ("Decedent"), and I owned the Property jointly as tenants by the entirety, as evidenced by the Special Warranty Deed signed on April 29, 2020, and recorded 2020-005459 in the land records of Klamath County, Oregon.
3. Decedent died on October 4, 2022, as evidenced by the attached death certificate issued by the State of Florida.
4. The decedent named in the death certificate is one and the same person as the Decedent and as the person named in the Special Warranty Deed described in Section 2. above.
5. At the time of Decedent's death, I was married to the Decedent and am the surviving spouse of the Decedent.

6. I married the Decedent on August 13, 1994, and my marriage to the Decedent was continuous and uninterrupted by divorce, dissolution of marriage, legal separation, or otherwise up to and including the Decedent's date of death on October 4, 2022.

Signed by Judith Kay Casey on October 25, 2022.

Judith K. Casey
Judith Kay Casey

Sworn to and subscribed before me on Oct. 25th, 2022, by Judith Kay Casey.



[Signature]
Notary Public
My Commission Expires: July 04 2026

Attached: Death Certificate of Patrick Nivard Casey, deceased

EXHIBIT A

SPECIAL WARRANTY DEED

Castle 2020, LLC, a New York Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Patrick Casey and Judith Casey, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

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The true and actual consideration for this conveyance is \$27,500.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any: