

2022-013873

Klamath County, Oregon

12/01/2022 02:02:01 PM

Fee: \$87.00

Recording Requested by:
Swyft Inc.

When Recorded mail to:
Patrick Ellis & Tolonda McKenzie
PO Box 451
North Bend, OR 97459

Send Tax Statement to:
Patrick Ellis & Yolonda McKenzie
PO Box 451
North Bend, OR 97459

Special Warranty Deed

For good and valuable consideration of \$3,000.00, the receipt and sufficiency of which is hereby acknowledged, I or we, **Swyft Inc., an Illinois Corporation**, (Grantor), does hereby convey to **Patrick Christopher Ellis and Yolanda Denise Mckenzie** (Grantee), Sole Ownership, the following described real property situated in Klamath (County), Oregon (State):


Lot 23 in Block 5, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements or record. And the Grantor binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

Signature Page to Follow

Dated: 10/31/22

BY: 
President Swift Enc.
Philip Marsh

STATE OF)
Illinois) SS.

COUNTY OF)
Sangamon

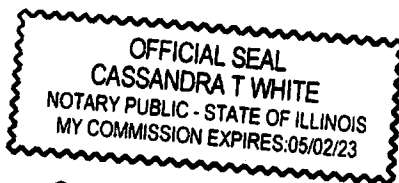
On October 31st, before me, the undersigned Notary Public, personally appeared
Philip Marsh

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5/2/23

Notary Public



Cassandra T. White