

2022-013893

Klamath County, Oregon

12/02/2022 09:39:01 AM

Fee: \$87.00

After recording, return to:
Thomas Curphey
25 Osprey Dr, Eagle Point, OR 97524

Until a change is requested all
Tax statements should be sent to:
Thomas Curphey
25 Osprey Dr, Eagle Point, OR 97524

SPECIAL WARRANTY DEED
Under ORS 93.855

The grantor,
OR, Klamath - R3511010C006600000 Trust
6964 N 79th Street, Unit 2, Niwot, CO 80503

CONVEYS AND SPECIALLY WARRANTS to the grantee,
Thomas Curphey
25 Osprey Dr, Eagle Point, OR 97524

the following described real property situated in Klamath County, State of Oregon, free of
encumbrances created or suffered by the grantor except as specifically set forth herein:

**Lot 16, Block 15, of OREGON PINES, as shown on map in the office of the County Recorder of said
County.**

Parcel ID: R3511010C006600000

The true and actual consideration for this conveyance is \$10.00

The grantor warrants and will defend the title to the property against all persons who may
lawfully claim the same by, through or under the grantor.

**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.

In witness whereof, the grantor has signed and sealed these presents on this 4 day of November, 2022.

OR, Klamath - R3511010C006600000 Trust
BY: El Porto, LLC, a Wyoming Limited Liability Company

By: Susan Warren
Name: Susan Warren
Title: Manager

State of COLORADO,
County of BOULDER) ss:

This instrument was acknowledged before me on this 4th day of NOVEMBER, 2022, before me, Notary Public in and for said state, personally appeared Susan Warren, as Manager of El Porto, LLC, on behalf of said entity, identified to be the person whose name is subscribed to the within instrument and who acknowledged to me he freely executed the same.

Signature: Hannah K Valadez
Print Name: HANNAH K VALADEZ
My commission expires: 10-9-23

