

2022-014030  
Klamath County, Oregon  
12/06/2022 02:55:01 PM  
Fee: \$87.00

Return To:   
258134AM

**AFTER RECORDING MAIL TO:**  
Joshua Villela  
2847 Laverne Avenue  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**  
Joshua Villela  
2847 Laverne Avenue  
Klamath Falls, OR 97603

Filed for Record at Request of: PNWLE  
PNW Number: 18117870  
Title Number: 258134AM \*\*\*AmeriTitle\*\*\*

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**Grantor:** HB3 Alternative Holdings, LLC  
**Grantee:** Joshua Villela  
**Parcel /Account No(s):** Map No. 3909-010BC-02900 / Account No. 542568  
**Property Address:** 2847 Laverne Avenue, Klamath Falls, OR 97603

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#### Special Warranty Deed

**THE GRANTOR**, HB3 Alternative Holdings, LLC for and in the true consideration of **\$81,900.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to Joshua Villela, **GRANTEE**, the property commonly known as 2847 Laverne Avenue, Klamath Falls, OR 97603 together with any and all after acquired title and free of encumbrances created or suffered by Grantor except as specifically set forth herein. The property is legally described as:

THAT PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE STREET, SAID POINT BEING 860.0 FEET DISTANT EAST ALONG THE NORTH LINE OF LAVERNE STREET FROM THE EAST LINE OF WASHBURN WAY, THENCE NORTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE EAST PARALLEL TO LAVERNE STREET 100.0 FEET, THENCE SOUTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE WEST ALONG THE NORTH LINE OF LAVERNE STREET 100.0 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PROPERTY ADDRESS: 2847 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

