

2023-000178

Klamath County, Oregon

01/09/2023 12:27:02 PM

Fee: \$87.00

Recording Requested by:

Josh Perdew and Shafon Mendoza

When Recorded mail to:

Josh Perdew and Shafon Mendoza

52192 Elderberry Ln

Lapine, or 97739

Send Tax Statement to:

Josh Perdew and Shafon Mendoza

52192 Elderberry Ln

Lapine, or 97739

Special Warranty Deed

For good and valuable consideration of \$16,250.00, the receipt and sufficiency of which is hereby acknowledged, I or we, **Swyft Inc., an Illinois Corporation**, (Grantor), does hereby convey to **Josh Perdew & Chiffon Mendoza** (Grantee), Sole Ownership, the following described real property situated in Klamath (County), Oregon (State):

Klamath Falls Forest Estates Sycan Unit Block 18 Lot 14 S 410' Less E 1660' Acres 10.87

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.

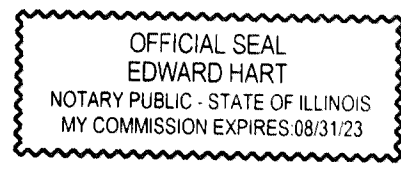
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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: 12/12/22

BY: [Signature]

STATE OF Illinois)
) SS.
COUNTY OF Sangamon)



On December 12, 2022, before me, the undersigned Notary Public, personally appeared
Phillip 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: 8/31/23

Notary Public [Signature: Edward Hart]