

2023-000956**Klamath County, Oregon****02/10/2023 01:28:01 PM****Fee: \$102.00****RECORDING COVER SHEET** (Please print or type)

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 first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Josh Perdew and Shafon Mendoza

52192 Elderberry Lane

La Pine OR 97739

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

Special Warranty Deed

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

Swyft Inc, an Illinois Corporation

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

Josh Perdew and Shafon Mendoza

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ 16,250.00 ☐ Other Value ☐ Other PropertyOther value/property is **Whole** ☒ or **Part** ☐ of the consideration**5. SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

Josh Perdew and Shafon Mendoza

52192 Elderberry Lane

La Pine OR 97739

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation
imposed by the order or warrant:** ORS 205.234(1)(f)

\$

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of Josh Perdew

to correct the legal description and notary section

previously recorded in

Book/Volume 2023 and Page 000205 , or as Fee Number .

2023-000205

Klamath County, Oregon

01/10/2023 11:20:01 AM

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 & Shafon Mendoza** (Grantee), Sole Ownership, the following described real property situated in Klamath (County), Oregon (State):

see attached exhibit "A"

~~Klamath Falls Forest Estates Sycon 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."

"Rerecorded at the request of Josh Perdew and Shafon Mendoza to correct Grantee Name from Chiffon to Shafon previously recorded in Vol. 2023 and Page 000178."

Signature Page to Follow

Dated: 12/12/22

BY: [Signature]
Phillip Marsh, President

STATE OF Illinois)
) SS.
COUNTY OF Sangamon)



On December 12, 2022, before me, the undersigned Notary Public, personally appeared
Phillip Marsh as President of SWYFT, Inc.

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]

EXHIBIT "A"

Situated in the County of **Klamath**, State of **Oregon**.

The South 410 feet of Lot 14 Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom the East 1660 feet of Lot 14.

End of Exhibit "A"