

2023-002022

Klamath County, Oregon



00312825202300020220020024

03/24/2023 11:21:50 AM

Fee: \$87.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY.

After recording, return to:
Remy Rodriguez
2401 Delta Waters Rd
Medford, OR 97504

Until a change is requested,
all tax statements should be sent to:
Remy Rodriguez
2401 Delta Waters Rd
Medford, OR 97504

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- Legacy Land Company LLC, Peter Bonahoom, Member, 5115 Excelsior Blvd #370, St. Louis Park, Hennepin County, Minnesota, 55416,

CONVEYS AND SPECIALLY WARRANTS to the GRANTEE(S):

- Remy Rodriguez, a single man, and Nayeli Rodriguez, a single woman, 2401 Delta Waters Rd, Medford, Jackson County, Oregon, 97504, not as tenants in common but with the right of survivorship,

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

Lot 2, Block 134, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, as recorded in the office of the County Recorder of Klamath County, Oregon, consisting of 2.30 Acres. All surface rights are included, if any.

Parcel ID: R-3811-012A0-01300-000


The true and actual consideration for this conveyance is \$6,350.00

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. 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.

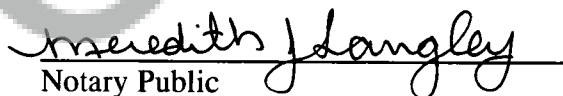
Grantor Signatures:

DATED: 2/16/2023

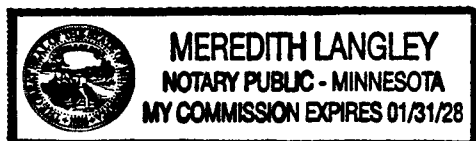

Peter Bonahoom, Member, on behalf of
Legacy Land Company LLC
5115 Excelsior Blvd #370
St. Louis Park, Minnesota, 55416

STATE OF MINNESOTA, COUNTY OF Carver, ss:

This instrument was acknowledged before me on this 16th day of February, 2023 by Peter Bonahoom, Member, on behalf of Legacy Land Company LLC.


Notary Public

Signature of person taking acknowledgment



Lead Teller
Title (and Rank)

My commission expires January 31, 2028