

2023-003053

Klamath County, Oregon



00314009202300030530030039

AFTER RECORDING, RETURN TO:

Aloha Harris, 364 SE Miller AV, Bend, OR 97702

04/24/2023 12:08:01 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Aloha Harris, 364 SE Miller AV, Bend, OR 97702

2022-013976

Klamath County, Oregon



00309381202200139760030038

12/05/2022 02:15:59 PM

Fee: \$92.00

SPECIAL WARRANTY DEED

*FKA Christina Tanguy

Christina Zollinger

[NAME OF GRANTOR], with an address

of 210 SW Century DR Apt 423, Bend, OR 97702

[GRANTOR ADDRESS HERE]

("Grantor"), conveys and specially warrants to

[NAME OF GRANTEE HERE], whose address is

364 SE Miller AV, Bend, OR 97702

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

Land in Klamath

[COUNTY NAME HERE] County,

Oregon, described more particularly as follows:

See Attached Exhibit A

[INSERT LEGAL DESCRIPTION AND/OR ATTACH EXHIBIT A]

The true consideration for this conveyance is \$

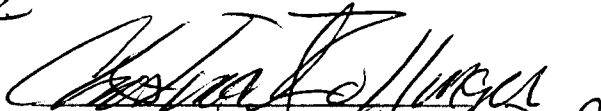
other property was the whole consideration.

This property is free of liens and encumbrances, EXCEPT:

[STATEMENT OF EXCEPTIONS TO STATUTORY COVENANTS OF TITLE]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2nd day of December, 2022

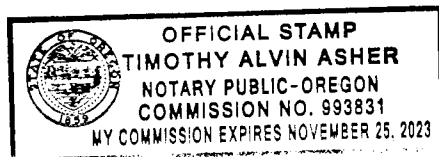

Grantor fka Christina Tanguy

STATE OF OREGON

COUNTY OF Deschutes

ss.

The foregoing instrument was acknowledged before me on this 2nd day of December, 2022, by Christina Zollinger fka Christina Tanguy [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



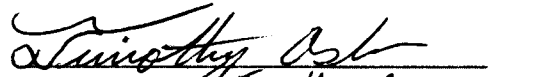

Printed Name: Timothy Asher
Notary Public in and for the State of Oregon

Exhibit "A"

R333749

R-3610-014BC-05300-000

The following described property situated in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Oregon, being more particularly described as follows:

Beginning at a point which lies South along the Section line a distance of 1980 feet; thence East 1113 feet; thence South 360 feet from an iron pin which marks the Northwest corner of Section 14 in Township 36 South, Range 10 East of the Willamette Meridian and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet more or less to the point of beginning. Said tract lying in Government Lot 13 situated in the SW1/4 NW1/4 Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.