

2023-003195

Klamath County, Oregon

AFTER RECORDING RETURN TO:

PARKS & RATLIFF, PC  
620 Main Street  
Klamath Falls OR 97601



00314181202300031950030038

04/27/2023 03:12:54 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Blake Ireland  
P.O. Box 772  
Merrill, OR 97633

**SPECIAL WARRANTY DEED**

DENNY PASCHKE, CHLOE PASCHKE, and CONNOR PASCHKE, Grantors, convey and specially warrant to BLAKE IRELAND, Grantee, the following described real property free of encumbrances, created or suffered by the grantors except as specifically set forth herein:

All of their interest in the Life Tenancy Reservation as set forth on Exhibit A (encumbering *Parcel 2 of Land Partition 43-20*) of the Bargain and Sale Deed, from Denny Paschke to Mary Ann Paschke, which was recorded on December 9, 2021, in the Klamath County Records, as Instrument No. 2021-018623.

The true consideration for this conveyance is performance of a settlement agreement.

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

IN WITNESS WHEREOF, the grantors has executed this instrument this 23 day of March, 2023.

Denny Paschke

~~Chloe Paschke~~

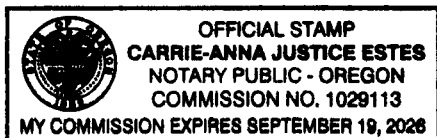
~~Connor Paschke~~

STATE OF Oregon; County of Lane) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23 day of March, 2023, by Dennis Paschke

NOTARY PUBLIC

My Commission expires: 9/19/2026



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 April IN WITNESS WHEREOF, the grantors has executed this instrument this 14<sup>th</sup> day of ~~March~~, 2023.

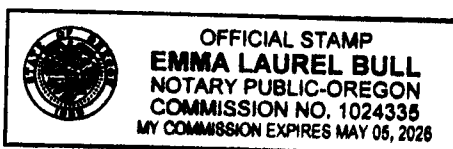
\_\_\_\_\_  
Denny Paschke

  
\_\_\_\_\_  
Chloe Paschke

\_\_\_\_\_  
Connor Paschke

STATE OF Oregon; County of Lane ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14<sup>th</sup> day of March, 2023, by Chloe Paschke.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 05/05/2026

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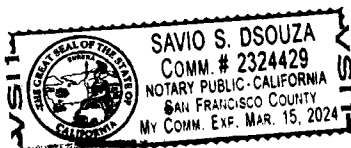
\_\_\_\_\_  
Denny Paschke

\_\_\_\_\_  
Chloe Paschke

  
\_\_\_\_\_  
Connor Paschke

STATE OF California ; County of San Francisco ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31<sup>st</sup> day of March, 2023, by Connor Paschke.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 03/15/2024