

2023-003301

Klamath County, Oregon

05/01/2023 02:26:02 PM

Fee: \$87.00

**RECORDING REQUESTED BY,
AND WHEN RECORDED, RETURN
TO:**

Jose A. Sanchez Aceves
3419 Satinwood Road
Santa Maria, CA 93455-2857

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Jose A. Sanchez Aceves
3419 Satinwood Road
Santa Maria, CA 93455-2857

--Above this line reserved for official use only--

Parcel Number: 3507-007DA-01000

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust Dated March 9, 2005, as amended, of 1013 Harbor Blvd. Ste 109, Oxnard, CA 93035-1131, (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey, and warrant to **Jose A. Sanchez Aceves of 3419 Satinwood Road, Santa Maria, CA 93455-2857**

(Hereinafter referred to as the "Grantee"), all right, title, and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of Klamath, State of Oregon:

Lot 10, Block 3, Tract 1260, MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is \$29,000.00 plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

Signature of Grantor
Ronald S. Freeman

Signature of Grantor
Lynn M. Freeman

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA ss:)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

WITNESS my hand and official seal.

Signature Michele A. West
Michele A. West, Notary Public



My Commission Expires: February 28, 2026

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. Freeman and Lynn M. Freeman 1013 Harbor Blvd. Ste. 109 Oxnard, CA 93035-1131 818-703-1781	Jose A. Sanchez Aceves 3419 Satinwood Road Santa Maria, CA 93455-2857 805-314-9588

SEND TAX STATEMENTS TO GRANTEE

NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.