

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

Richard Gonzales
24828 Butterchurn Road
Wildomar, CA 92595-8387

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

Richard Gonzales
24828 Butterchurn Road
Wildomar, CA 92595-8387

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

Parcel Number: 3507-00CAC-06700

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey, and warrant to

Richard Gonzales, 24828 Butterchurn Road, Wildomar, CA 92595-8387

(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 2 in Block 8, Oregon Shores Subdivision-Tract 1053, according to the official plat thereof on file in the office of the County Clerki 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 \$14,999.00 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
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.

Signature

MICHELE A. WEST
COMM. # 2395181
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMM. EXPIRES FEB. 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	Richard Gonzales 24828 Butterchurn Road Wildomar, CA 92595-8387 951-201-4041

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.