

Returned at Counter
Jack Giese

2023-008048

Klamath County, Oregon



00319940202300080480020028

09/14/2023 01:39:11 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

SEND TAX STATEMENTS TO:

Rodney Giese
POB 978 KENO OR
97627

SPECIAL WARRANTY DEED

Oliver O Neal [NAME OF GRANTOR], with an address
of 2221 Marine Dr NW #308 Salem, OR 97304 [GRANTOR ADDRESS HERE]
("Grantor"), conveys and specially warrants to Jack Giese
[NAME OF GRANTEE HERE], whose address is
PO BOX 85 Valley Springs, CA 95252 [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 Beatty [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

SPRAGUE RIVER VALLEY ACRES Block 20 Lot 2
APN: R361450 map TAX LOT:
R-3613-006 CO: 01400-000

[INSERT LEGAL DESCRIPTION AND/OR ATTACH EXHIBIT A]

The true consideration for this conveyance is \$ 6000.00.

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 5th day of September 2023.

Oliver O Neal
Grantor

STATE OF OREGON }
COUNTY OF Marion ss.

The foregoing instrument was acknowledged before me on this 5th day of September, 2023, by Oliver O Neal [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.

BDH
Printed Name: Brigette Danielle Humiston
Notary Public in and for the State of Oregon

