2023-008854

10/13/2023 08:24:01 AM

Klamath County, Oregon

Fee: \$87.00

RECORDING REQUESTED BY, AND WHEN RECORDED, RETURN TO:

Juan and Cindy Reyes 650 Truman Drive Oceano, CA 93445-9662

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Juan Reyes and Cindy Reyes 650 Truman Drive Oceano, CA 93445-9662

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

Parcel Number: 3507-017CB-07400-000

SPECIAL WARRANTY DEED

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

Juan Reyes and Cindy Reyes, 650 Truman Drive, Oceano, CA 93445-9662

(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 24, Block 29, Oregon Shores Subdivision-Tract 1113, 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 \$9,900.00 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.

WITNESS the Grantor's hand this day of October 12, 2023				
		Dexis,		
		Signature of Grantor		
		Ronald S. Freeman		
		2 in 1 to		
		Signature of Grantor		
		Lynn M. Freeman		
STATE OF CALIFORNIA)		
COUNTY OF VENTURA	ss:	,)		

On October 12, 2023, before me, Michele A. West, Notary Public, personally appeared Ronald S. Freeman and Lynn M. Freeman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michele A. West, Notary Public

My Commission Expires: February 28, 2026

	MICHELE A. WEST
()	COMM. # 2395181 \$
	NOTARY PUBLIC - CALIFORNIA O
> \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	VENTURA COUNTY O
T COMMON C	OMM. EXPIRES FEB. 28, 2026

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. Freeman and Lynn M. Freeman	Juan and Cindy Reyes
1013 Harbor Blvd. Ste. 109	650 Truman Drive
Oxnard, CA 93035-1131	Oceano, CA 93445-9662
818-703-1781	805-249-9423

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.