

Recording Requested By:
Land Equities Inc.
711 Medford Center #108
Medford, Oregon 97504

When Recorded Mail Document
And Tax Statements To:
Nichole Ann Gruszie
4201 Pepperwood Dr.
Klamath Falls, Oregon 97603

Special Warranty Deed

APN: 472544

Previous Doc. No.: 2019-010283

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAND EQUITIES INC.** (Grantor), an Oregon corporation, whose address is 711 Medford Center #108, Medford, Oregon 97504, does hereby convey to **NICHOLE ANN GRUSZIE** (Grantee), whose address is 4201 Pepperwood Dr., Klamath Falls, Oregon 97603, the following described real property situated in the County of Klamath, State of Oregon:

Klamath Falls Forest Estates Hwy 66 Unit, Plat #2, Block 45, Lot 44

APN: 472544

MapTaxLot: 3811-016A0-00700-000

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

The true consideration for this conveyance is \$16,990.00 (Here comply with the requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signature Page to Follow

DATED: Jan. 24, 2024

Land Equities Inc., an Oregon corporation

Elizabeth M. Therault

Elizabeth M. Therault, Secretary

STATE OF OREGON)

) ss.

COUNTY OF JACKSON)

On 01/24/2024, before me, the undersigned Notary Public, personally appeared Elizabeth M. Therault, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/16/2027

Rebekah Alvarado
Notary Public

