

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

Shayne Hornbeck
2470 Homestead Drive
North Pole, AK 99705-6025

UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:

Shayne Hornbeck
2470 Homestead Drive
North Pole, AK 99705-6025

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

Parcel Number: 3507-017BA-03900-000

SPECIAL WARRANTY DEED

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

Shayne Hornbeck, 2470 Homestead Drive, AK 99705-6025

(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 14, Block 36, Tract 1184, Oregon Shores, Unit 2, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Code 138 Map 3507-17BA TL 03900 Key# 234393

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.

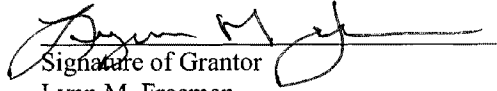
The true consideration for this conveyance is \$8,999.00 plus other property or value which is a part of the consideration.

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

ITNESS the Grantor's hand this ^{MBL}~~January~~ ^{FEBRUARY} 2nd day of ~~January~~ 2024



Signature of Grantor
Ronald S. Freeman



Signature of Grantor
Lynn M. Freeman

STATE OF CALIFORNIA)
) ss:
COUNTY OF VENTURA)

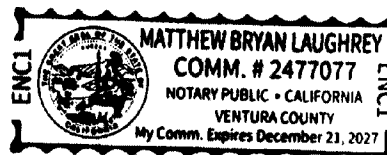
On February 2, 2024, before me, Matthew Brian Laughrey, Notary Public, personally appeared **Ronald S. Freeman and Lynn M. Freeman**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed 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.

Signature Matthew Brian Laughrey
Matthew Brian Laughrey, Notary Public



My Commission Expires: December 21, 2027

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	Shayne Hornbeck 2470 Homestead Drive North Pole, AK 99705-6025 907-347-3526

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.