

2024-000877

Klamath County, Oregon

02/02/2024 02:55:01 PM

Fee: \$97.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

717 NE Holladay St.
Portland, OR 97232

GRANTOR'S NAME:

GITSIT Solutions, LLC

GRANTEE'S NAME:

Trevor Alan Rote

AFTER RECORDING RETURN TO:

Trevor Alan Rote
4645 Denver Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Trevor Alan Rote
4645 Denver Ave
Klamath Falls OR 97603

551904 and 3909-011BD-02900
4645 Denver Ave, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

GITSIT Solutions, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to Trevor Alan Rote, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00). (See ORS 93.030).

Subject to:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.

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

Ameri Title 617709 Am | 45142309509-05

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-9-2024

GITSIT Solutions, LLC, a Delaware limited liability company

BY: 

Authorized Signer:

Mayra Vargas, Asset Coordinator

State of _____

County of _____

This instrument was acknowledged before me on _____ by

_____ as _____ of

Notary Public - State of _____

See Attached

My Commission Expires: _____

CALIFORNIA NOTARY ACKNOWLEDGEMENT

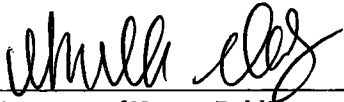
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA
COUNTY OF ORANGE

On January 9, 2024 before me, Michelle Gonzalez, a Notary Public personally appeared Mayra Vargas who proved to me on the basis of satisfactory evidence to be the person(s) who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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 of Notary Public
My Commission Expires:



(Notary Public Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in the North half of the Southeast quarter of the Northwest quarter, (N1/2 SE1/4 NW1/4) of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and more fully described as follows:

Beginning at a point in the center line of 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89°44 1/2' West along the said roadway center line 1616.6 feet to a point in the West boundary of the said Section 11 and North 0°13 1/2' West 1662.5 feet to the said section corner, and running thence North 0°01' West 331.3 feet to a point in the Northerly boundary of the said North half of the Southeast quarter of the Northwest quarter (N1/2 SE1/4 NW1/4) of Section 11; thence North 89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.15 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44 1/2' West along said roadway center line 65.7 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying within the Right of Way of Denver Avenue.