

AmeriTitle
614345AM

2024-002327
Klamath County, Oregon
03/27/2024 04:07:01 PM
Fee: \$92.00

RECORDING REQUESTED BY:

AmeriTitle
File Number: 614345AM

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

**Isaiah Glassley &
Evelynn Kruesi
4620 Bly Mountain Cutoff RD
Bonanza, OR 97623**

Escrow No.: **OR-10287-YC**
Tax ID: **272519**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED
(OREGON)**

RANLIFE INC., Grantor, conveys and specially warrants to **Isaiah Glassley & Evelyn Kruesi, Not as Tenants in Common but with Rights of Survivorship** as Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

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

Property commonly known as: **21314 Peacepipe Ln, Sprague River, OR 97639**

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

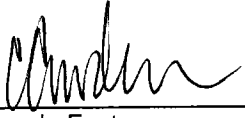
The true consideration for this conveyance is **\$155,900.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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, OF 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. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER 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: MARCH 7, 2024

RANLIFE INC.,

By: 
Servbank, sb as Attorney In Fact

Name: CINDY COWDEN

Title: VICE PRESIDENT

State of ARIZONA

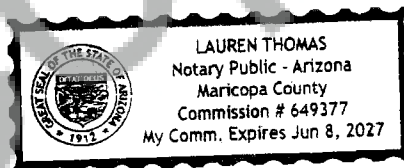
County of MARICOPA

On MARCH 7, 2024 before me, LAUREN THOMAS, Notary Public,
personally appeared CINDY COWDEN as VICE PRESIDENT
Servbank, sb as Attorney In Fact for RANLIFE INC., who 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.

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

WITNESS my hand and official seal.

Signature  (Seal)
LAUREN THOMAS
COMM. EXP: 06.08.2027



21314 PEACEPIPE LN SPRAGUE RIVER OR 97639

EXHIBIT "A"

614345AM

Lot 16 in Block 44 of First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy