

AFTER RECORDING, RETURN TO:

**Christopher Knowles Garcia**

**119 Via Ensueno**

**San Clemente, CA 92672-2456**

SEND TAX STATEMENTS TO:

**Christopher Knowles Garcia**

**119 Via Ensueno**

**San Clemente, CA 92672-2456**

**STATUTORY SPECIAL WARRANTY DEED**

**(ORS 93.855)**

**CHRISTOPHER KNOWLES GARCIA, Successor Trustee of THE A/B/GARCIA TRUST, U/T/A June 3, 1986**, with an address of 119 Via Ensueno, San Clemente, California 92672-2456 ("Grantor"), conveys and warrants to **CHRISTOPHER KNOWLES GARCIA, a Married Man as his Sole and Separate Property**, whose address is 119 Via Ensueno, San Clemente, California 92672-2456, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in **Klamath County, Oregon**, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

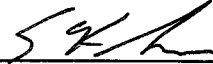
The true consideration for this conveyance is **\$0.00** – Gift/Inheritance.

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 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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.

DATED this 26th day of March, 2022.

**Grantor**

**A/B/Garcia Trust dated June 3, 1986**

By: 

**Christopher Knowles Garcia**

Its: ***Successor Trustee***

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.

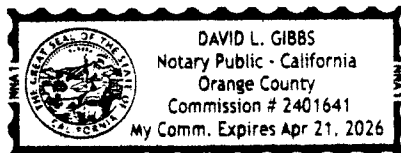
STATE OF CALIFORNIA                     )  
                                                              ) ss.  
COUNTY OF ORANGE                     )

On **March 26, 2024**, before me, **David L. Gibbs**, Notary Public, personally appeared **Christopher Knowles Garcia** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

[Seal]



A stylized handwritten signature in black ink, consisting of a large loop and a horizontal line.

**David L. Gibbs**  
Notary Public, State of California  
Appointed in Orange County  
Notary Number: **2401641**  
My commission expires: **April 21, 2026**

**EXHIBIT A**  
Legal Description

Real Property in an Unincorporated area of the County of Klamath, State of Oregon, described as:

**Lots 29 and 30, Block 41, First Addition to Klamath Forest Estates, as recorded in Klamath County, Oregon.**

**Parcel Numbers R-3510-027D0-01000-000 and R-3510-027D0-01100-000**

**EXHIBIT B**  
**Encumbrances**

**NONE**