

AFTER RECORDING, RETURN TO:  
**Christopher Knowles and  
Deborah Lynn Garcia, Trustees  
119 Via Ensueno  
San Clemente, CA 92672-2456**

SEND TAX STATEMENTS TO:  
**Christopher Knowles Garcia and  
Deborah Lynn Garcia, Trustees  
119 Via Ensueno  
San Clemente, CA 92672-2456**

**STATUTORY SPECIAL WARRANTY DEED**

**(ORS 93.855)**

**CHRISTOPHER KNOWLES GARCIA, a Married Man as his Sole and Separate Property**, with an address of 119 Via Ensueno, San Clemente, California 92672-2456 ("Grantor"), conveys and warrants to **CHRISTOPHER KNOWLES GARCIA and DEBORAH LYNN GARCIA, Trustees of the Garcia Revocable Living Trust dated April 1, 2005**, whose address is 119 Via Ensueno, San Clemente, California 92672-2456 as Community Property of Christopher Knowles Garcia and Deborah Lynn Garcia ("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.

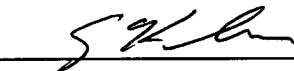
The true consideration for this conveyance is **\$0.00** – Gift/Inheritance.

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**

By:   
**Christopher Knowles Garcia**

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

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**Document prepared by:**



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**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**