

2024-002505

Klamath County, Oregon



00326781202400025050020029

04/03/2024 01:10:33 PM

Fee: \$87.00

When recorded, mail deed and tax bill to:

Curtis Curtis

P.O. Box 345

Sprague River, Or 97639

Space above this line for Recorder's Use

Special Warranty Deed

For a valuable consideration, receipt of which is hereby acknowledged
**Grigore B. Hreniuc and Diana K. Hreniuc, married as joint tenants with right of
survivioship (Grantors)**

14239 N 48 Drive, Glendale, Az 85306

do hereby convey unto: **Curtis Curtis and Ronica Curtis, married as joint tenants with right
of survivorship (Grantees)**

P.O.Box 345, Sprague River, Or 97639

all right, title and interest in the certain properties situated in

State of Oregon, County of Klamath and described as follow:

**Lot 62, Block 18, Oregon Pines, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.**

APN # R-3511-148-7600

**ORS 93.040 Warning "This instrument will 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 approved uses"**

Subject to: covenants, conditions, restrictions, reservations, easements, and zoning existing
and/or of record, and subject to any facts and accurate inspection and survey may reveal. Sellers
does not warrant availability or improvement of streets or utilities or the cost of installation
thereof, nor zoning, build ability, insurability, or any restrictions or fees that may be imposed by
any governmental entity of property owner's association (if any).

This property is sold "as is and where is"

**The true consideration for this conveyance is \$4,000.00 (Here comply with the
requirements of ORS 93.030)**

See attached Signature Page:

Ronica J. Treviscut
Returned at Counter

In Witness Whereof, I have hereunto set my hands and seal this

July 12, day of 2018.

Print Name of Grantors Grigore B Hreniuc and Diana K Hreniuc

Signature of Grantors [Signature] Diana K Hreniuc

State of Arizona

ACKNOWLEDGMENT

County of Maricopa

On this 12th Day of July, 2018, before me, the undersigned Notary Public,

personally appeared Grigore Hreniuc & Diana Hreniuc

Known to me to be the individual who executed the foregoing instrument and acknowledge same to be his free act and deed.

Notary Public Jessica Nguyen

My Commission Expires: September 28, 2018

