

[Print Form](#)[Reset Form](#)**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2024-006761**Klamath County, Oregon****08/02/2024 11:11:02 AM****Fee: \$92.00**

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

Keith Curtis and Ashley Garcia

1516 Placer Rd

Sunny Valley, OR 97497

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Special Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Freedom Land Solutions LLC

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Keith Curtis and Ashley Garcia

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 23000

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Keith Curtis and Ashley Garcia

1516 Placer Rd

Sunny Valley OR 97497

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

[Print Form](#)[Reset Form](#)

After Recording, Return to:

Keith Curtis and Ashley Garcia

1516 Placer Rd

Sunny Valley, OR 97497

Prepared by: Roman Northcut, 424 E. Central Blvd. #182, Orlando, FL 32801

Parcel ID: R320281

SPECIAL WARRANTY DEED

Above Space Reserved for use by Clerk of Court

MADE THIS July 30, 2024 A.D., THIS SPECIAL WARRANTY DEED is made and executed by **Freedom Land Solutions, LLC**, a Florida Limited Liability Company, whose post office address is 424 E. Central Blvd. #182, Orlando, FL 32801 of Orange County, Florida, grantor, and **Keith Curtis** and **Ashley Garcia** as joint tenants with rights of survivorship, whose post office address is 1516 Placer Rd of Sunny Valley, OR 97497, grantee,

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Klamath County, OR to-wit:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT(S) OF LAND, LYING AND BEING IN KLAMATH COUNTY, STATE OF OREGON, AND BEING KNOWN AS DESIGNATED AS:
LOT 45, BLOCK 6, TRACT NO. 1017 MOUNTAIN LAKES HOMESITES SITUATED IN SECTION 17, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Parcel ID: R320281

[Signature]
Signature of First Witness

Adriana Abreu
Printed Name of First Witness

[Signature]
Signature of Second Witness

Adonis Riera
Printed Name of Second Witness

Freedom Land Solutions, LLC
[Signature]
by: Roman Northcut, Managing Member

State of Florida, County of Orange

The foregoing instrument was acknowledged before me on August 2, 2024 by Roman Northcut, who personally appeared before me and produced (personally in person) as identification.

Notary Public Signature [Signature]
Printed Name Adriana Abreu

