

2024-006946
Klamath County, Oregon
08/09/2024 01:45:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Darrell W. Jacobs and Jennifer M. Jacobs

3867 Flint St.

Klamath Falls, OR 97601

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

Darrell W. Jacobs and Jennifer M. Jacobs

3867 Flint St.

Klamath Falls, OR 97601

File No. 640543AM

SPECIAL WARRANTY DEED

Green Diamond Resource Company, a Washington Corporation,

Grantor(s) hereby conveys and specially warrants to

Darrell W. Jacobs and Jennifer M. Jacobs, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$75,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of August, 2024.

Green Diamond Resource Company

By [Signature]
Douglas S. Reed, President

State of Washington } ss
County of King }

On this 8th day of August, 2024, before me,
Kathleen Louise Croll a Notary Public in and for said state,

personally appeared Douglas S. Reed, President of Green Diamond Resource Company, known or identified to me to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/~~they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Washington
Residing at: Mountlake Terrace, WA
Commission Expires: 10-23-2024

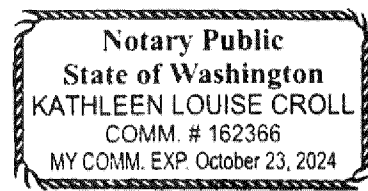


EXHIBIT 'A'

File No. 640543AM

PARCEL 1:

The NE1/4 of the SW1/4 of Section 1, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The S1/2 SE1/4 NE1/4 of Section 35, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.