

2024-008219

Klamath County, Oregon



00333683202400082190020026

09/19/2024 12:30:18 PM

Fee: \$87.00

After Recording Return to:
Mail Tax Statement to:
John M. Conger
PO Box 41
Reedsport, OR, 97467

SPECIAL WARRANTY DEED

GRANTOR:

Vacant Land USA LLC, a Wyoming Limited Liability Company,
500 Westover Dr #11802, Sanford, NC, 27330

for and in consideration of \$10 (ten dollars) and other good and valuable
consideration grants, bargains, sells, conveys and warrants to the

GRANTEE:

John M. Conger, PO Box 41, Reedsport, OR, 97467
the following described real property in the County of Klamath and State of Oregon
free of encumbrances except as specifically set forth herein:

**The Southerly 415 feet of the Westerly 1035 feet of Lot 12, Block 2, Klamath Falls
Forest Estates Sycan Unit, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.**

The above- described property is free of encumbrances except all those items of
record, if any as of the date of this deed and those shown below, if any:

"2024-2025 Real Property Taxes, a lien not yet due and payable"

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.

Grantor signature:

Dated: 9/17/2024

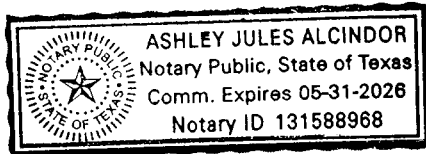
Signed: Monica Patricia Moran Morales
Monica Patricia Moran Morales
Authorized Representative
Vacant Land USA LLC

STATE OF TEXAS

COUNTY OF TRAVIS, ss:

On 9/17/2024 before me, Ashley Jules Alcindor personally appeared Monica Patricia Moran Morales 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 she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal



Ashley Jules Alcindor
Notary Public
Signature of person taking the
acknowledgement

Notary Public
Title (and Rank)

My commission expires 05/31/2026