

**WHEN RECORDED MAIL ALL  
DOCUMENTS INCLUDING TAXES TO**

Jeanette Burch  
PO Box 4615  
Salem, OR 97302

**SPECIAL WARRANTY DEED**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Mile High REI Group, LLC, a Colorado Limited Liability Corporation, (GRANTOR), does hereby convey to Jeanette Burch and Zarek Austin Ishizaki, (GRANTEES) with Joint Tenancy with Right of Survivorship, the following described real property situated in the county of Klamath, state of Oregon:

**Parcel ID**  
R361842

**Recorder: Legal Description**  
LOTS 35 AND 36, BLOCK 19 OF SPRAGUE RIVER VALLEY ACRES, AS  
PER PLAT RECORDED IN RECORDS OF SAID COUNTY

**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO and accepted subject to any and all encumbrances, conditions, restrictions, reservations, easements, and set back lines, if any, relating to the above-described property. Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances there to in any wise belonging to Grantor, except as to the reservations from and exceptions to conveyance and warranty by, though, and under Grantor but not otherwise. When the context requires, singular nouns and pronouns include the plural. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 2010.15

**Signature Page to Follow**

Dated: \_\_\_\_\_

9/13/24

Signature: \_\_\_\_\_

David G. VanSteenkiste (Managing Partner)  
Mile High REI Group LLC  
500 Westover Dr #12291  
Sanford, NC 27330

### Acknowledgment of Individual

STATE OF Colorado

COUNTY OF Boulder

The foregoing instrument was acknowledged before me this September 13<sup>th</sup>, 2024 (date), by David G. VanSteenkiste (President), Mile High REI Group LLC, who is personally known to me or who has produced Driver License (type of identification) as identification.

Brianna Burgess

**Notary Public**

Printed Name: Brianna Burgess

My Commission Expires: Sept-16<sup>th</sup>, 2024

Commission # 20204032297

