

2024-009516

Klamath County, Oregon



00335217202400095160020024

10/31/2024 08:44:28 AM

Fee: \$87.00

After recording please return to:
Peyton Lantz
3027 P St.
Lincoln, NE 68503
APN: 3711-027C0-02500-000
Mail Tax Statements to Above

Consideration: \$10.00 and other valuable goods

SPECIAL WARRANTY Deed

For and in consideration paid, the undersigned, **Char the Explorer LLC**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Peyton Lantz**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 33, Block 20, Klamath Falls Forest Estates Hwy 66 Plat #1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Situate in the County of **Klamath** in the state of **Oregon**

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 3rd day of October, 2024.

Sherilyn Lipke Authorized Signer of Char the Explorer LLC

Acknowledgment - LLC

State of Arizona
County of Mohave

The foregoing instrument was acknowledged before me this 3rd day of October, 2024 by Sherilyn Lipke, Authorized Signer of Char the Explorer on behalf of said LLC.

Sherena Leigh Fuqua
Notary Public

My Commission Expires: 3/29/2026

