

**2024-009621**

**Klamath County, Oregon**

11/04/2024 12:52:01 PM

Fee: \$87.00

**Recording Requested By:**

Jack Davis  
515 E. Main Street  
Ashland, OR 97520

**When Recorded Mail To:**

Jack Davis  
515 E. Main Street  
Ashland, OR 97520

**Mail Tax Statements To:**

Jenny Farrell  
152046 Conestoga Rd.  
La Pine, OR 97739

(This Space for Recorder's Use)

**SPECIAL WARRANTY DEED**

Ryan Baird, hereinafter referred to as "Grantor", conveys and specially warrants unto Jenny Kathleen Farrell all that real property situated in Klamath County, State of Oregon and described as:

Grantor's undivided one-half (½) interest in: Lot 3, Block 7, Wagon Trail Acreages No. One, Second Addition, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor hereby covenants that title to same is free from encumbrances created or suffered by Grantor.

This conveyance is made as part of the dissolution of the domestic partnership between the parties and is given for good and valuable consideration.

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, AND 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

DAVIS, HEARN, ANDERSON & SELVIG

A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com

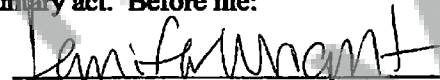
OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 16<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Ryan Baird

STATE OF OREGON                     )  
COUNTY OF Jefferson         )§

On this 16<sup>th</sup> day of October, 2024, personally appeared the above-named Ryan Baird and acknowledged the foregoing instrument to be a voluntary act. Before me:

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 1/5/26

