

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2024-010155**  
Klamath County, Oregon  
11/21/2024 01:35:01 PM  
Fee: \$87.00

WHEN RECORDED PLEASE RETURN THIS DEED AND TAX STATEMENTS TO:

David Frost & Jeanine Frost  
728 Tamsen Rd  
Fernley, NV 89408

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### **SPECIAL WARRANTY DEED**

For good and valuable consideration of Ten and More Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Gokce Capital LLC**, a New York Limited Liability Company (GRANTOR), do hereby convey and warrant to **David Frost and Jeanine Frost**, as joint tenants with right of survivorship (GRANTEE), the following described real property situated in **Klamath County, Oregon:**

Block 70, Lot 72, of the 5<sup>th</sup> ADDITION TO NIMROD RIVER PARK as shown in map in official records of said county.

Map Tax Lot: R-3611-003C0-00100-000

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Page to Follow**

DATED: 11/21/24


BY:   
Erika Benson, Manager, Gokce Capital LLC

STATE OF Nevada )  
 ) ss.  
COUNTY OF Clark )

On November 21, 2024, before me, the undersigned Notary Public, personally appeared Erika Benson, Manager, Gokce Capital LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: June 26, 2027

  
Notary Public

