

2025-000494

Klamath County, Oregon

01/24/2025 08:15:02 AM

Fee: \$92.00

After recording, return to:

DJR Holdings, LLC
PO Box 872590
Vancouver, WA 98687

Until a change is requested,
all tax statements should be sent to:

Collin Q Hoag
4075 Aerial Way Apt 152
Eugene, OR 97402

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

DJR Holdings, LLC, a Washington Limited Liability Company
PO Box 872590
Vancouver, WA 98687

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Collin Q Hoag, a single man
4075 Aerial Way Apt 152
Eugene, OR 97402

the following described real property situated in Klamath County
State of Oregon, free of encumbrances created or suffered by the grantor except
as specifically set forth herein:

Lot 33 Block 17 Oregon Pines, as same is shown on plat filed June 30, 1969 duly
recorded in the office of the county recorder of said county.

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently h

And commonly known as: Vacant Land

Parcel ID: 3511 015A0 05300

The true and actual consideration for this conveyance is \$ 10,895.62

Ten Thousand, Eight Hundred, Ninety-Five and 62/100 Dollars

Source of Title:

Warranty Deed dated December 28, 2016 and recorded February 3, 2017 in Klamath County Record with Instrument No. 2017-001144.

This conveyance is made subject to:

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of _____, 20____

Signature _____

S. Seal

Print Name _____

as Agent for DJR Holdings, LLC

Capacity _____

Signature _____

Print Name _____

Capacity _____

Signature _____

Print Name _____

Capacity _____

Signature _____

Print Name _____

Capacity _____

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Washington

COUNTY OF Clark

On this 12th day of January, 2025, before me, Notary Public in and for
said state, personally appeared S. Seal, as Agent for DJR Holdings, LLC

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

Signature: _____

Print Name: Karie Rinker

Title: Notary Public

My Commission Expires: _____

