

**2025-001378**

**Klamath County, Oregon**

02/27/2025 08:08:01 AM

Fee: \$92.00

After recording, return to:

Capstan Management, 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,

Capstan Management, 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 August 22, 2017 and recorded August 23, 2017 in Klamath County Record with Instrument No. 2017-009514.

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 February , 2025

\_\_\_\_\_  
Signature

S. Seal

\_\_\_\_\_  
Print Name

Agent for Capstan Management, 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 25<sup>th</sup> day of February, 2025, before me, Notary Public in and for  
said state, personally appeared S. Seal, as Agent for Capstan Management, LLC

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

Signature: Karie Rinker

Print Name: Karie Rinker

Title: Notary Public

My Commission Expires: 9/24/2028

