

2025-001830

Klamath County, Oregon



00339603202500018300020020

03/14/2025 10:53:01 AM

Fee: \$87.00

After recording please return to:

Charlee Johnstone

Brenda Miller

94400 Hwy 97 N Rm 11

Chemult, OR 97731

APN: 3510-014A0-01600-000

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 **Charlee Johnstone and Brenda Miller, as married husband and wife**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Block 17, Lot 1, Klamath Forest Estates, 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 4th day of March, 2025.

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 04 day of March, 2025, by Sherilyn Lipke, Authorized Signer of Char the Explorer LLC on behalf of said LLC.

WITNESSETH

Joann Garrity
Notary Public

My Commission Expires: 12/09/2026

