

**RECORDING REQUESTED BY,
AND WHEN RECORDED, RETURN
TO:**

Alan Reutov
11677 Highway 238
Jacksonville, OR 97530-9541

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Alan Reutov
11677 Highway 238
Jacksonville, OR 97530-9541

--Above this line reserved for official use only--

Parcel Number: 3507-017BC-00400-000

SPECIAL WARRANTY DEED

Ronald S. Freeman and Lynn M. Freeman, 5540 W. 5th St. Space 66, Oxnard, CA 93035-4868 (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey, and warrant to

Alan Reutov, 11677 Hwy 238, Jacksonville OR 97530-9541

(Hereinafter referred to as the "Grantee"), all right, title, and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of Klamath, State of Oregon:

Lot 28 in Block 36 of Tract 1184, OREGON SHORES, UNIT 2, 1ST ADDITION, ACCORDING TO THE Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Parcel No. 3507-017BC-00400-000

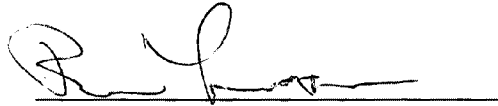
TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor will only warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is \$9,999.00 plus other property or value which is a part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and the masculine shall include the feminine and neuter genders.

WITNESS the Grantor's hand this 15th day of March 2025



Signature of Grantor
Ronald S. Freeman



Signature of Grantor
Lynn M. Freeman

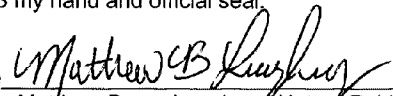
STATE OF CALIFORNIA)
) ss
COUNTY OF VENTURA)

On 2025 before me, Matthew Bryan Laughrey, Notary Public, personally appeared **Ronald S. Freeman and Lynn M. Freeman**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Matthew Bryan Laughrey, Notary Public



My Commission Expires: December 21, 2027

Grantor(s) Name, Address, Phone:	Grantee(s) Name, Address, Phone:
Ronald S. Freeman and Lynn M. Freeman 5540 W. 5 th St. Space 66 Oxnard, CA 93035-4868 818-703-1781	Alan Reutov 11677 Highway 238 Jacksonville, OR 97530-9541 1-541-595-7838

SEND TAX STATEMENTS TO GRANTEE

NOTE: This is a legal document. By completing and executing this document, the parties herein are creating legal rights, duties, and obligations. All parties herein are cautioned to seek and obtain independent legal counsel as to all matters contained in this document, prior to signing same.