

2025-003579

Klamath County, Oregon

05/13/2025 12:36:01 PM

Fee: \$97.00

When Recorded Mail To:
John S Chedester and Jerri Chedester
1818 Scripps Dr

Los Banos, CA 93635

Tax Statements Should Be Sent To:
John S Chedester and Jerri Chedester
1818 Scripps Drive

Los Banos, CA. 93635

SPECIAL WARRANTY DEED

THIS AGREEMENT, made between **U.S. Bank Trust National Association as Trustee of Cabana Series V Trust by SN Servicing Corporation its Attorney in Fact**, whose mailing address is **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **John S Chedester and Jerri Chedester**, whose address is 1818 Scripps Drive, Los Banos, CA. 93635, Grantee, WITNESSETH, that for the Grantor for and in consideration of the sum of **Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$47,500.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Klamath, and State of Oregon known and described as follows, to wit:

Lot 846, Running Y Resort, Phase 11, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: **888947**

Address of the Real Estate: **Lot 846 Coopers Hawk, Klamath Falls, OR 97601**

Together with all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the same unto said the Grantee, its heirs and assigns, in fee simple forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, it's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

The Grantor certifies that the Grantor does not know of any wells on the described real property.

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.

**Please see the attached
California notarial certificate.
Thank you.**

ACKNOWLEDGEMENT

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.

STATE OF CALIFORNIA

) ss.

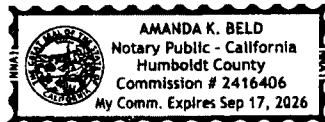
COUNTY OF HUMBOLDT

On APR 29 2025, before me, Amanda K. Beld, Notary Public, personally appeared Allison Holland, who 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.

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.

[Seal]



A handwritten signature in black ink that reads "Amanda K. Beld". The signature is written in a cursive style and is positioned above a horizontal line.

Notary Public: Amanda K. Beld
My Comm. Expires: Sep 17 2026