

2025-005723

Klamath County, Oregon

07/03/2025 03:05:01 PM

Fee: \$97.00

After recording, return to:

Blue Ocean Partners, LLC
PO Box 872590
Vancouver, WA 98687

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

Roman Magac
1834 SW Yamhill St
Portland, OR 97233

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

Blue Ocean Partners, LLC , a Washington Limited Liability Company
PO Box 872590
Vancouver, WA 98687

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Roman Magac, a single man
1834 SW Yamhill St
Portland, OR 97233

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:

Oregon Pines Block 18 Lots 5 and 6

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

And commonly known as: Vacant Land

Parcel ID: 3511 010D0 00900

The true and actual consideration for this conveyance is \$ 8,909.00

Eight Thousand, Nine Hundred, Nine and 00/100 Dollars

Source of Title:

Deed dated January 28, 2019 and recorded February 22, 2019 in Klamath County Record with Instrument No. 2019-001691.

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 20th day of June, 2025

Signature

S. Seal

Print Name

Agent for Blue Ocean Partners, 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 20th day of June, 2025, before me, Notary Public in and for
said state, personally appeared S. Seal, as Agent for Blue Ocean Partners, LLC

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

Signature: Karie Rinker

Print Name: Karie Rinker

Title: Notary Public

My Commission Expires: 9/24/2028

