

2025-010718

Klamath County, Oregon

12/02/2025 10:13:02 AM

Fee: \$92.00

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

Mario & Alejandra Castro
1110 E. 52nd St.
Tacoma, WA 98404-2707

UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:

Mario & Alejandra Castro
1110 E. 52nd St.
Tacoma, WA 98404-2707

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

Parcel Number: 3612-001BO-05600-000

SPECIAL WARRANTY DEED

Ronald S. Freeman, Trustee and Lynn M. Freeman, Trustee, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust Dated March 9, 2005, as amended, 5540 W. 5th St. Space 66, Oxnard, CA 93035-4868 (hereinafter referred to as the "Grantor") does hereby bargain, sell, convey, and warrant to

Mario Castro Sanchez and Alejandra Castro, Husband and Wife, 1110 E. 52nd St. Tacoma, WA 98404-2707

(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 11, Block 13, SPRAGUE RIVER VALLEY ACRES as per plat recorded in the records of Klamath County, Oregon. Property ID: 355225

APN: 3612-001BO-05600-000

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.

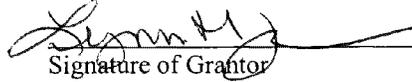
The true consideration for this conveyance is \$9,500.00 plus other property or value which is a part of the consideration.

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

WITNESS the Grantor's hand this 1st day of December 2025



Signature of Grantor
Ronald S. Freeman, Trustee



Signature of Grantor
Lynn M. Freeman, Trustee

STATE OF CALIFORNIA

) ss

COUNTY OF VENTURA

)

On December 1 2025 before me, Matthew Bryan Laughrey, Notary Public, personally appeared Ronald S. Freeman, Trustee and Lynn M. Freeman, Trustee, Trustees of the Ronald S. Freeman and Lynn M. Freeman Revocable Living Trust Dated March 9, 2005, as amended, 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	Mario & Alejandra Castro 1110 E. 52nd St. Tacoma, WA 98404-2707 253-886-6486

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.