



12/19/2025 03:20:06 PM

Fee: \$92.00

**Prepared By:**

Name: Randal W. Rose  
Address: 11 Moonlight Ridge Road, Clancy, MT 59634

**After Recording Return To:**

Name: Randal W. Rose  
Address: 11 Moonlight Ridge Road, Clancy, MT 59634

*Space above this line for recorder's use only*

## SPECIAL WARRANTY DEED

STATE OF OREGON  
COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) in hand paid to Randal W Rose and Keiko Rose, a married couple, residing at 11 Moonlight Ridge Road, Clancy, MT 59634 (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to Randal W. Rose and Keiko Rose, The Randal and Keiko Rose Family Trust, a married couple as Trustors and Trustees, residing at 11 Moonlight Ridge Road, Clancy, MT 59634 (hereinafter known as the "Grantee(s)") the following described real estate, situated in KLAMATH County, OREGON, to-wit:

Parcel No. R275482, W1/2, SW1/4, SE1/4, Sec. 19, T35S, R11E

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the Grantor, but not otherwise.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee(s)'s heirs, successors, and assigns forever, the said Grantor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor(s).

Please send tax statements to Randal W. Rose, 11 Moonlight Ridge Road, Clancy, MT 59634.

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Randal W Rose  
Grantor's Signature

[Signature]  
Grantor's Signature

Randal W and Keiko Rose  
Grantor's Name

Randal W and Keiko Rose  
Grantor's Name

11 Moonlight Ridge Road  
Street Address

11 Moonlight Ridge Road  
Street Address

Clancy, MT 59634  
City, State & ZIP

Clancy, MT 59634  
City, State & ZIP

In Witness Whereof,

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
City, State & ZIP

STATE OF Montana  
COUNTY OF Lewis & Clark

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randal W and Keiko Rose whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 10/24/2025 (mm/dd/yyyy).

[Signature]  
Notary Public Signature

My Commission Expires: Jan 12<sup>TH</sup> 2028

