

Recording Requested By:
Harris Land and Timber Company LLC
PO Box 217, Floyd, VA 24091

2026-002395
Klamath County, Oregon
03/18/2026 11:47:01 AM
Fee: \$92.00

When Recorded mail to:
Craig D Nichols
405 Carefree Circle
Aberdeen , WA 98520

Mail Tax Statements To:
Craig D Nichols
405 Carefree Circle
Aberdeen , WA 98520

Special Warranty Deed

For good and valuable consideration of 14,727.00 , the receipt and sufficiency of which is hereby acknowledged Harris Land and Timber Company LLC, (GRANTOR), does hereby convey to Craig D Nichols (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lots 46, Block 5 of Sprague River Valley Acres, as per plat recorded in records of said County.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

Signature Page to Follow

APN:3612-001B0-01300

Dated: 3/16/26

Signed and Sealed:

Harris Land and Timber Company LLC

By: [Redacted]

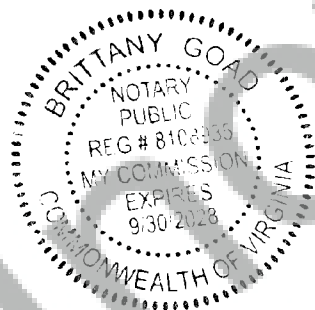
Managing Member
- Luke Harris

STATE OF Virginia

COUNTY OF Floyd

I, Brittany Goad, a Notary Public of the County and State first above written do hereby certify that Luke Harris, Managing Member personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 16th day of March, 2026.



Brittany Goad
Notary Public Floyd County, VA
My commission expires: 9/30/28