



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002967

Klamath County, Oregon

04/06/2026 12:07:02 PM

Fee: \$97.00

After recording return to:

R&K Real Estate LLC, an Oregon limited
liability company
7509 S 6th ST
Klamath Falls OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

R&K Real Estate LLC, an Oregon limited
liability company
Same as above

File No. 1068308

SPECIAL WARRANTY DEED

Jon R. Goodell and M. Damian Goodell, husband and wife,

Grantor(s) hereby conveys and specially warrants to

R&K Real Estate LLC, an Oregon limited liability company ,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

See Attached Exhibit 'A'

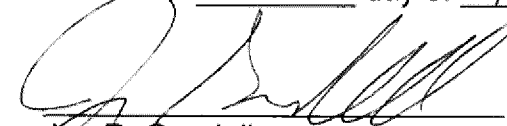
The true and actual consideration for this conveyance is \$750,000.00

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

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.

Dated this 3rd day of April, 2026



Jon R. Goodell

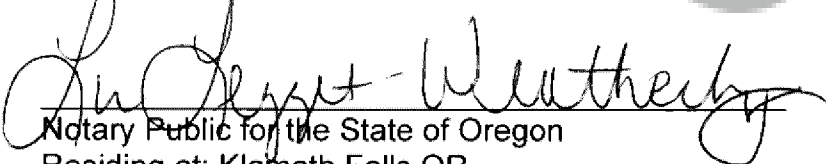


M. Damian Goodell, also known as Damian Goodell

State of Oregon } ss
County of Klamath }

On this 3 day of April, 2026, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Jon R. Goodell and M. Damian Goodell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 1068308

A tract of land situated in Government Lot 1 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point on the West line of said Lot 1, from which the Northwest corner of said Section 7 bears North 0° 01' 29" East 937.82 feet and Southwest corner of said Lot 1 (see Narrative on Record of Survey No. 5604) bears South 0° 01' 29" West 360.00 feet; thence North 89° 56' 29" East 29.51 feet, to a 2" iron pipe marking the Southwest corner of that tract of land described as Parcel 2 in Volume M86, Pages 14468 thru 14472 of the Klamath County Deed Records, thence North 89° 56' 29" East, parallel to the center line of the Old Klamath Falls Lakeview Highway, 202.24 feet; thence South 0° 01' 29" West 44.63 feet, to a iron rod with Survey Cap L.S. No. 1044 by record of Survey 5525; thence, along the boundaries of said survey, South 0° 01' 29" West 250.58 feet, to the right of way line of the new Klamath Falls Lakeview Highway, on the arc of a spiral curve to the right the chord bears North 81° 09' 53" West 186.57 feet, North 38° 12' 20" West 28.08 feet; thence South 89° 56' 29" West 30.00 feet to the West line of said Lot 1; thence North 0° 01' 29" East 244.28 feet more or less to the point of beginning, and with bearings based on said Record of Survey 5525.

Unofficial Copy