



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002968
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 also known as Damian Goodell, as tenants by the entirety 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 \$187,500.00

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 3 day of April, 2026

[Signature]
Jon R. Goodell

[Signature]
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.

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



EXHIBIT 'A'

File No. 1068308

A parcel of land situated in Government Lot 1, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at a point marked by a two inch iron pipe which is 939 feet South of a one and one-half inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 200 feet to the corner of property heretofore conveyed to Mary L. Moore; thence East along property heretofore conveyed to Mary L. Moore, 576 feet, more or less, to the Westerly side of the lateral of the Enterprise Irrigation District in Government Lot 1 of said Section 7; thence Southerly and Westerly along the Westerly side of said lateral to a point 231.75 feet East of the West line of said Government Lot 1; thence Northerly parallel with the West line of said Government Lot 1, 300 feet; thence Westerly parallel with the Southerly line of said Government Lot 1, 203.5 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission for the widening of the Klamath Falls- Lakeview Highway by deed recorded March 17, 1972 in Volume M72, page 2913, Microfilm Records of Klamath County, Oregon.

Unofficial Copy