

NJC- 62869

Vol M03 Page 74973

State of Oregon, County of Klamath  
 Recorded 10/07/03 3:15 P m  
 Vol M03 Pg 74973-74  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

**RECORDING COVER SHEET****ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
 PRESENTING THE ATTACHED INSTRUMENT FOR  
 RECORDING. ANY ERRORS IN THIS COVER SHEET  
 DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
 IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the  
 instrument after recording, as required by ORS 205.180(4)  
 and ORS 205.238.

Ran LLC  
 P.O. Box 877  
 Phoenix, AZ 85001

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).  
 Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Special Warranty Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or  
**GRANTOR**, as described in ORS 205.160.

Rosendo Gutierrez as R G One, LLC

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or  
**GRANTEE**, as described in ORS 205.160.

Ran LLC an Arizona Limited Liability  
 Company

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any  
 real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 100<sup>00</sup>

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING**  
**ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Ran LLC  
 P O Box 877 Phoenix, AZ 85001

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or**  
**WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND**  
**OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to  
 be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

26.00 m

NM

74974

R G One LLC  
10420 S. 27th Avenue  
Laveen, AZ 85339  
Grantor's Name and Address

Ran LLC  
P. O. Box 877  
Phoenix, AZ 85001  
Grantor's Name and Address

After recording, return to (Name, Address, City)  
Ran LLC  
P. O. Box 877  
Phoenix, AZ 85001

Until requested otherwise, send all tax statements to (Name, Address, City)  
Ran LLC  
P. O. Box 877  
Phoenix, AZ 85001

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

SPACE RESERVED  
FOR  
RECORDING'S USE

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Rosendo Gutierrez as R G ONE, LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ran L.L.C., an Arizona Limited Liability Company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The East 1/2 less the East 30 feet of Lot 6, Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00. © However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. © (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on September 30 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

Rosendo Gutierrez  
Rosendo Gutierrez, individually and as  
R G One, LLC

STATE OF OREGON, County of \_\_\_\_\_

This instrument was acknowledged before me on 9/30/03

by Rosendo Gutierrez

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_



CARLOS GALINDO-ELVIRA  
Notary Public - Arizona  
GILA COUNTY  
My Commission Expires  
JANUARY 24, 2004

Carlos Galindo-Elvira  
Notary Public for Arizona  
My commission expires \_\_\_\_\_