

2007-009207

Klamath County, Oregon

After recording, mail deed and future tax bills to:

Name and Address

Maui Bay Financial LLC

360 Bloor Street East Suite 402

Toronto, Ontario

M4W 3M3 CANADA



00022935200700092070010019

05/22/2007 08:38:56 AM

Fee: \$21.00

Space above this line for Recorder's use

SPECIAL WARRANTY DEED

The undersigned declares that the documentary transfer tax is **\$10.00** computed for the full value of the interest on property conveyed. FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Grantor, Family Holdings LLC, a Utah Limited Liability Company** hereby grants to,

Stephen Smith, Joachim Soecker, and Maui Bay Financial LLC
as Tenants in Common

360 Bloor Street East Suite 402

Toronto, Ontario

M4W 3M3 CANADA

Grantee, all right, title and interest in that certain property situated in Klamath County, State of Oregon and described as follows:

Lots 13, 14, 15, 16, 17, Block 4, First Addition to Sprague River, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

ORS 93.040 Warning " 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".

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor DOES NOT WARRANT availability or improvement of streets or utilities or the cost of installation thereof, nor zoning, buildability, insurability, or any restrictions or fees that may be imposed by any governmental entity or property owners' association (if any). Excepting certain subsurface mineral rights of record, but without right to surface entry.

In Witness Whereof, I (we) have hereunto set my hands and seal this
May 17th, day of 2007.

Print Name of Grantor **Family Holdings, LLC**

Signature of Grantor Brittney Bayley for Family Holdings LLC

State of UTAH

)ss **ACKNOWLEDGMENT**

County of SALT LAKE

On this 17th Day of May, 2007, before me, the undersigned Notary

Public, personally appeared Brittney Bayley

Known to me to be the individual(s) who executed the foregoing instrument and acknowledge the same to be his (her)(their) free act and deed.

Notary Public Matthew Barrett

My Commission Expires: Feb. 20, 2011

