

2007-009662

Klamath County, Oregon



00023477200700096620010017

05/30/2007 10:34:20 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Maui Bay Financial LLC, Joachim Soecker and Stephen Smith
360 Bloor Street East Suite 402
Toronto, Ontario
M4W 3M3 CANADA

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,

Maui Bay Financial LLC , Stephen Smith, and Joachim Soecker
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:

Sprague River 1st Addition, Block 3, Lots 13 and 14
Map Tax Lot R-3610-014BA-00800

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 _____, day of 2007.

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

Signature of Grantor Brittney Bagley Co. Family Holdings LLC
State of Utah)

)ss ACKNOWLEDGMENT

County of Salt Lake)

On this 24th Day of May 2007, before me, the undersigned Notary Public, personally appeared Brittney Michelle Bagley

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 Ryan C. Kendrick

My Commission Expires: 9/9/09

