

2007-010886

Klamath County, Oregon

After recording, mail deed and future tax bills to:

Name and Address

Lisa D. Keller and James Konold

41571 Corning Place, Suite 112

Murrieta, CA 92562



00024923200700108860010017

06/18/2007 09:44:39 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,

**Lisa D. Keller and James Konold**

**TTEES FBO Konold-Keller Family Trust U/T/A DTD 07/24/1998**

**41571 Corning Place, Suite 112 Murrieta, CA 92562** Grantee,

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

**Lots 18 and 19, 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

14 June 1, day of 2007.

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

Signature of Grantor Brittney Bagley for Family Holdings LLC

State of Utah

)ss **ACKNOWLEDGMENT**

County of Salt Lake

On this 1 Day of June, 2007, before me, the undersigned Notary

Public, personally appeared Brittney 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 Sarah McDonald

My Commission Expires: April 4, 2009

