

G & G Assets, LLC.  
PMB 549  
1901 NE 162<sup>nd</sup> Ave STE D-105  
Vancouver, WA 98684-9346

Grantors Name and Address

2007-014024  
Klamath County, Oregon



08/09/2007 08:20:25 AM

Fee: \$21.00

Ivy B. Encinas  
1793 W. Greenleaf Ave  
Anaheim, CA 92801

Grantee's Name and Address

After recording, return to: send all tax statements to:

Ivy B. Encinas  
1793 W. Greenleaf Ave  
Anaheim, CA 92801

### SPECIAL WARRANTY DEED

KNOWN ALL BY THESE PRESENTS that G & G Assets, LLC hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and warrants deed unto Ivy B. Encinas hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

**Lot 18, Block 17, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Subject to covenants, conditions, restrictions, easements, reservations, rights, right of way and all matters appearing of record.

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

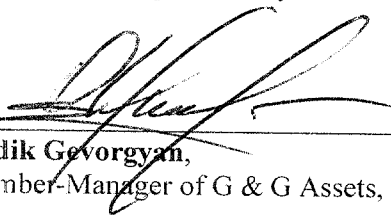
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,919.00

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.

And the said Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

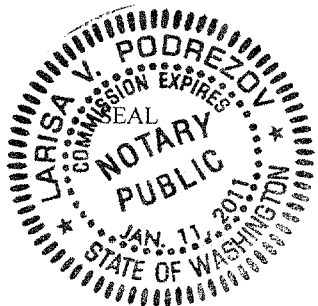
IN WITNESS WHEREOF, the grantor has executed this instrument on August 6, 2007, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN 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 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37).

  
Rudik Gevorgyan,  
Member-Manager of G & G Assets, LLC

STATE OF WASHINGTON, COUNTY OF CLARK

The foregoing instrument was acknowledged before me this August 6, 2007, by Rudik Gevorgyan, Member-Manager of G & G Assets, LLC who is personally known to me or who has produced identification.



  
Larisa V. Podrezov  
Notary Public

  
Notary Public Signature

01.11.2011  
My Commission Expires