

2007-019598

Klamath County, Oregon



00035394200700195980020022

11/19/2007 09:14:11 AM

Fee: \$26.00

After recording, mail deed and future tax bills to:

Name and Address

Family Holdings, LLC

PO Box 95535

South Jordan, UT 84095 _____ 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-

Family Holdings LLC, a Utah Limited Liability Company

Grantor, Hereby GRANTS TO:

Maui Bay Financial LLC

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:

Lot 6 and 7 in Block 13, Oregon Shores Subdivision Tract Number 1053, as shown on the map filed on October 3, 1973 in Volume 20, Pages 21 and 22 of Maps, in the office of the County Recorder of said County.

R-3507-006AC-11900-000 and R-3507-006AD-0660-000

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.

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

Signature of Grantor Bretney Bagley for Family Holdings LLC

State of Utah

County of Salt Lake

)ss **ACKNOWLEDGMENT**

On this 1st Day of Nov., 2007, before me, the undersigned Notary

Public, personally appeared Karen T. Russell
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 Karen T. Russell

My Commission Expires: 9-17-2011

