

2007-020487

Klamath County, Oregon



00036445200700204870010015

12/06/2007 09:20:38 AM

Fee: \$21.00

When recorded, mail deed and tax bill to:

NAME:

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-
Stephen Goldberg Grantor, Hereby GRANTS TO:

Family Holdings LLC, a Utah Limited Liability Company

PO Box 95535

South Jordan, UT 84095

Grantee, the

following described real property situated in the County of Klamath State of Oregon described as:

N ½ N ½ SE ¼ NW ¼ SEC 11 TWP 36 RGE 14

CODE 92 3614 TAX LOT 4100

R3614-01100-00900-00

Subject to all encumbrances, restrictions, reservations, and rights-of-way of record and those apparent upon the land.

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.

Signature of Grantor

Name of Grantor: Stephen Goldberg

State of PENNSYLVANIA)

)ss **ACKNOWLEDGMENT**

County of MONTGOMERY

On 11/20/07 before me, Laura Fazzini, personally appeared STEPHEN GOLDBERG, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

