

2008-000959

Klamath County, Oregon



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01/23/2008 11:23:54 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Jeff Fleischmann
221 Lord Seaton Rd.
Toronto, Ontario
Canada M2P-1L2

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:

Jeff Fleischmann

221 Lord Seaton Rd. Toronto, Ontario Canada M2P-1L2 Grantee,
all right, title and interest in that certain property situated in **Klamath** County, State of **Oregon** and described as follows:

Lot 20, Block 30, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel # R-3610-012BO-06400-000

Acct # R330225

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 Brittney Bagley for Family Holdings LLC

State of Utah)

)ss **ACKNOWLEDGMENT**

County of Salt Lake)

On this 17th Day of January, 2008, 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 Karen T. Russell
My Commission Expires: 9-17-2011

