

2008-000993

Klamath County, Oregon



01/24/2008 08:11:14 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Maui Bay Financial LLC and Thomas A W Leitz

360 Bloor Street East Suite 402

Toronto, Ontario

M4W 3M3 CANADA

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 and Thomas A W Leitz as Tenants in Common
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 5, Block 40, 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-3511-015BO-4300-000 Acct # R326917

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

State of

County of

On this

Day of

,2008, before me, the undersigned Notary

)ss

ACKNOWLEDGMENT

Public, personally appeared

Known to me to be the individual(s) who executed the foregoing instrument and acknowledge be his (her)(their) free act and deed.

Notary Public

My Commission Expires:

