

2008-005027

Klamath County, Oregon



04/07/2008 09:40:07 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

4242084 Canada Inc.

4537 Marcil Ave.

Montreal, QC H4A 3A2

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:

4242084 Canada Inc.

4537 Marcil Ave.

Montreal, QC H4A 3A2, Grantee,

all right, title and interest in that certain property situated in **Klamath** County, State of **Oregon** and described as follows:

Lot 6, Block 48, 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

Map # R-3611-008BO-02900 Acct # R347404

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 1st Day of April, 2008, before me, the undersigned Notary

Public, personally appeared

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

Notary Public

My Commission Expires:

Karen T. Russell
9-17-2011

