

2008-010077

Klamath County, Oregon



00049703200800100770010015

After recording, mail deed and future tax bills to:

07/14/2008 09:38:17 AM

Fee: \$21.00

**Name and Address**

Keppy LLC

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:

**Keppy 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:

**Blk 35, Lot 7, 4<sup>th</sup> Addition to Nimrod River Park**

**Map # R-3610-002DO-02100-000 Acct # R327328**

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

*30th*

Day of

*June*

,

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*



**KAREN T. RUSSELL**  
NOTARY PUBLIC - STATE OF UTAH  
11159 ANNA CIRCLE  
SOUTH JORDAN, UT 84095  
COMM. EXP. 09-17-2011