

2008-011095

Klamath County, Oregon



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08/05/2008 10:15:49 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Medici Financial 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:

Medici Financial 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:

Nimrod River Park Estates 4th Addition Lot 73 Block 32**Map # 3610-001DO-01300-000 Acct # 326374**

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 LLCState of Utah _____)

)ss ACKNOWLEDGMENT

County of Salt Lake _____)On this 31st Day of July, 2008, before me, the undersigned NotaryPublic, 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. RussellMy Commission Expires: 9-17-08

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