

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROVISIONS OF THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CONSULT WITH AN APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT. (ORS 93.040 (1))

2009-002768

Klamath County, Oregon



00061386200900027680020024

02/24/2009 09:11:59 AM

Fee: \$26.00

ASSESSOR PARCEL No. R-3512-035AO-02000-000

NOTE: Deed prepared by Grantor Below.

NAME: Spartan Land and Cattle Company LLC

ADDRESS: 3900 Hancock Drive

CITY/ST/ZIP: Sacramento, Ca 95821

WHEN RECORDED MAIL TO (GRANTEE):

MAIL TAX STATEMENTS TO (GRANTEE):

NAME: Iya & Aleksey Viktorova

ADDRESS: 4839 Volunteer Rd 405

CITY/ST/ZIP: Southwest Ranches, FL 33330

SPECIAL WARRANTY DEED

SALE PRICE
\$7,000 -

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (seller) whose name(s) is/are :

Spartan Land and Cattle Company LLC

Does convey and specially warrants to:

Iya and Aleksey Viktorova

Grantee, the following described real property free of encumbrances created by the Grantor, situated in:

Klamath County, Oregon

Sprague River Valley Acres, Block 6, Lot 7

Witness Whereof, my hand has been set on

February 11th 2009

Robert Kinrade, Spartan Land & Cattle
Signature on line above Company LLC

Signature on line above

Robert Kinrade Member DHA
Print on line above

Print on line above

On Feb 11, 2009

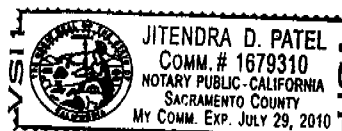
By

ROBERT C Kinrade

Witness my hand and official seal

[Signature] SACSCA
Notary Public in and for said County and State

My commission expires on: 7/29/2010



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SACRAMENTO

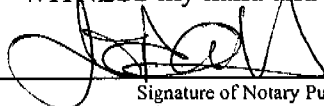
On Feb 11, 2009 before me, JITENDRA D. PATEL, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared ROBERT C. KINCIDE

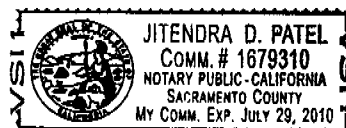
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 2/11/09

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document