

2009-010124

Klamath County, Oregon



00070066200900101240010011

After recording, mail deed and future tax bills to:

Name and Address

Michael A. Mauro and Sheree A. Mauro

13741 Kann Springs Road

P.O. Box 248

Keno, OR 97627

07/27/2009 10:04:28 AM

Fee: \$21.00

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:

Michael A. Mauro and Sheree A. Mauro, as Tenant's by Entirety

13741 Kann Springs Road

P.O. Box 248

Keno, OR 97627

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

Blk 10, Lot 31, of the 2nd addition to Nimrod River Park

Map # R-3611-010AO-03300-000

Acct # R350088

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 , **Brittney Bagley for Family Holdings LLC**

Signature of Grantor Brittney Bagley for Family Holdings LLC

State of Utah

)ss **ACKNOWLEDGMENT**

County of Salt Lake

On this 21st Day of July, 2009, 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 Wendee Morley
My Commission Expires: 4/25/2011

