

2009-013628

Klamath County, Oregon



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10/20/2009 09:17:50 AM

Fee: \$42.00

After recording return to:  
Durfee & Phelps, PLLC  
Entrada Building 11  
1423 S. Higley Road, Ste. 127  
Mesa, Arizona 85206

The recording official is directed to return  
this instrument or a copy to the above person.

Space Reserved for Recording Information.

## SPECIAL WARRANTY DEED

<b>Effective Date:</b> August 1, 2009	<b>County and State Where Located:</b> Klamath County, Oregon
<b>Grantor (Name, Address, Zip Code):</b> WILLIAM R. PICKRON, a married man 433 E. Rawhide Gilbert, AZ 85296	<b>Grantee (Name, Address, Zip Code):</b> MATTIE MAY, LLC 433 E. Rawhide Gilbert, AZ 85296
<b>Subject Real Property (Address or Location):</b> Oregon Lot	<b>Proofed by Persons Whose Initials Appear at Right:</b>

**Subject Real Property (Legal Description):**

Lot 9, Block 56, Fifth Addition to Nimrod River Park, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

AKA: R-3611-3A-300

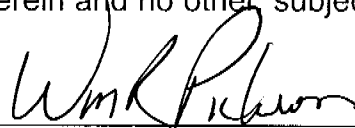
SUBJECT TO current taxes, assessments, reservations in patents, and all easements, rights-of-  
way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND  
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS  
INSTRUMENT DOES 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 THAT  
THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS  
DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL,  
TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS  
DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY  
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007."

The true consideration for this conveyance is \$0.

Until a change is requested, all tax statements shall be sent to: Mattie May, LLC, 433 E.  
Rawhide, Gilbert, AZ 85296

For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property and binds Grantor and Grantor's successors to warrant and defend the title as against all acts of the Grantor herein and no other subject to the matters above set forth.

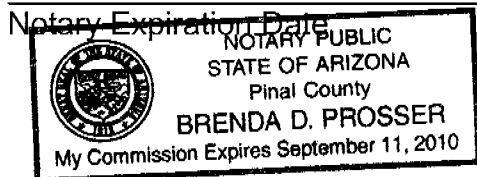
  
WILLIAM R. PICKRON

STATE OF ARIZONA }  
County of Maricopa } ss.

ACKNOWLEDGMENT

On this date, AUG 26 2009, the foregoing instrument was acknowledged before me by WILLIAM R. PICKRON, who acknowledged that he is the person named herein and that he executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
Notary Public