

2010-013751

Klamath County, Oregon



00093545201000137510020025

12/01/2010 03:02:07 PM

Fee: \$42.00



After recording return to:  
Rita Parvin  
23610 Forbes Road  
Sprague River, OR 97639

Until a change is requested all tax statements  
shall be sent to the following address:  
Rita Parvin  
23610 Forbes Road  
Sprague River, OR 97639

File No.: 7191-1653246 (jda)  
Date: November 16, 2010

1st 1653246

### STATUTORY SPECIAL WARRANTY DEED

**G8 Capital, LLC a California Limited Liability Company**, Grantor, conveys and specially warrants to **Rita Parvin**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 45 AND 46, BLOCK 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$16,250.00**. (Here comply with requirements of ORS 93.030)

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APN: R416721

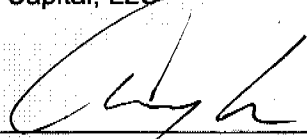
Statutory Special Warranty Deed  
- continued

File No.: 7191-1653246 (jda)  
Date: 11/16/2010

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17<sup>th</sup> day of November, 2010

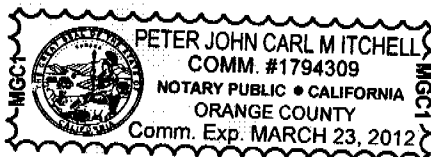
G8 Capital, LLC



By: Adam Butler, Managing Member

STATE OF California )  
 )ss.  
County of Orange )

This instrument was acknowledged before me on this 17<sup>th</sup> day of November, 2010 by Adam Butler as Managing Member of G8 Capital, LLC, on behalf of the limited liability company.



  
Notary Public for California  
My commission expires: 2/23/2012