

1st 1677243

2011-001129

Klamath County, Oregon



00096116201100011290020029

THIS SP.

01/31/2011 11:41:40 AM

Fee: \$42.00



After recording return to:
First American Title Insurance
1225 Crater Lake Avenue
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Steven Lee Reid
4065 Azalea Drive
Grants Pass, OR 97526

File No.: 7161-1677243 (DEW)
Date: January 19, 2011

STATUTORY SPECIAL WARRANTY DEED

G8 Opportunity Fund II, LLC, Grantor, conveys and specially warrants to **Steven Lee Reid**, 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:

LOTS 20 THROUGH 24, BLOCK 21, CRESCENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY 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 **\$23,500.00**. (Here comply with requirements of ORS 93.030)

APN: R154905

Statutory Special Warranty Deed
- continued

File No.: 7161-1677243 (DEW)
Date: 01/19/2011

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 21st day of January, 20 11.

G8 Opportunity Fund II, LLC

By: [Signature]
Adam Butler (title)
Authorized Signer

STATE OF California)
County of Orange) ss.

This instrument was acknowledged before me on this 21st day of January, 20 11
by Adam Butler as Authorized Signer (title) of G8 Opportunity
Fund II, LLC, on behalf of the LLC.

[Signature]
Notary Public for Orange County, California
My commission expires: 9/16/2014

