

2011-003078  
Klamath County, Oregon



03/02/2011 03:24:34 PM

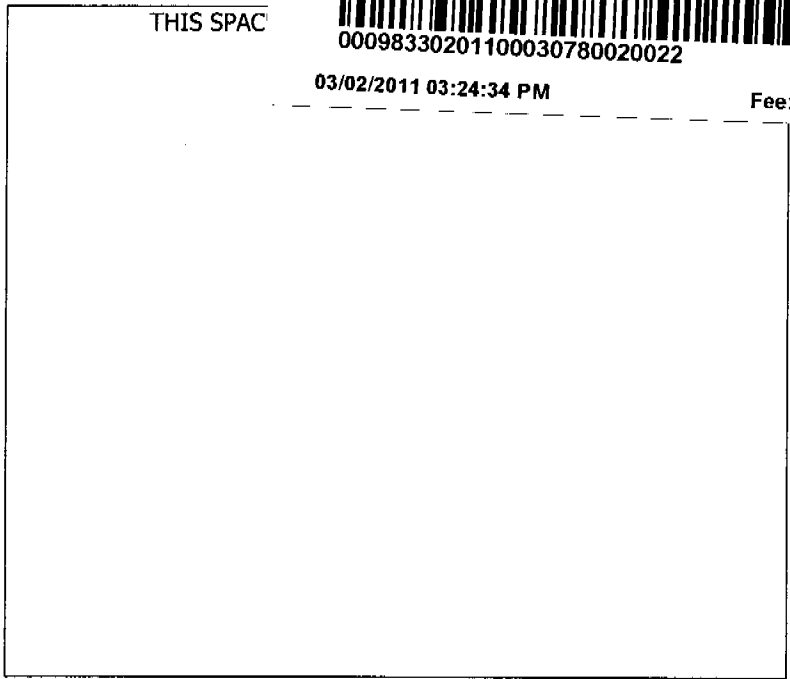
Fee: \$42.00



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:  
Rodney Lee Porter  
P.O. Box 105  
Castella, CA 96017

File No.: 7161-1688590 (DEW)  
Date: February 25, 2011



16 98590

### STATUTORY SPECIAL WARRANTY DEED

**G8 Capital, LLC, a California limited liability company**, Grantor, conveys and specially warrants to **Rodney Lee Porter**, 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 2 in Block 58 of HOT SPRINGS SECOND ADDITION to the City of Klamath Falls, 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: NONE**

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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

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1

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 20th day of FEBRUARY, 2011.

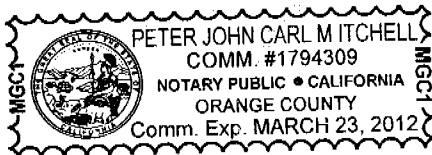
G8 Capital, LLC, a California limited liability company, a California limited liability company

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

STATE OF CALIFORNIA )  
 )ss.  
County of ORANGE )

This instrument was acknowledged before me on this 20th day of FEBRUARY, 2011 by ADAM BUTLER as AUTHORIZED SIGNER (title) of G8 Capital, LLC, a California limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public for 3/23/2011  
My commission expires:



2