

2011-008010

Klamath County, Oregon



00104324201100080100030031

07/07/2011 11:46:52 AM

Fee: \$47.00

RECORDING REQUESTED BY

GRANTOR'S NAME
BLACKSTAR FINANCIAL, INC.

GRANTEE'S NAME
BLACKSTAR REO XIV, LLC

SEND TAX STATEMENTS TO:

BLACKSTAR REO XIV, LLC
1401 QUAIL ST. SUITE 100
NEWPORT BEACH, CA 92660

AFTER RECORDING RETURN TO:

BLACKSTAR REO XIV, LLC
1401 QUAIL ST. SUITE 100
NEWPORT BEACH, CA 92660

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

BLACKSTAR FINANCIAL, INC. Grantor, conveys and specially warrants to

BLACKSTAR REO XIV, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of KLAMATH, State of Oregon,

SEE ATTACHED EXHIBIT "A"

Subject to and excepting:

NONE

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00 See ORS 93.030.

Dated: JUNE 21, 2011

BLACKSTAR FINANCIAL, INC.

BY: [Signature]
LAURIE HOLCOMB, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

This instrument was acknowledged before me on JUNE 21, 2011 by LAURIE HOLCOMB
as PRESIDENT of BLACKSTAR FINANCIAL, INC..

[Signature]
NOTARY PUBLIC FOR STATE OF CALIFORNIA
MY COMMISSION EXPIRES APR 17, 2015

Our File No. ANA201111582

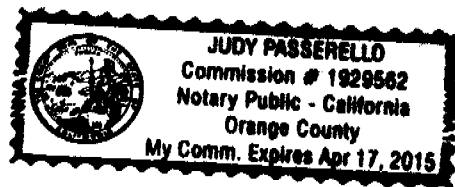


EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 749, BLOCK 117, MILLS 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.

TAX MAP OR PARCEL ID NO.: 380933DB-7500

PROPERTY COMMONLY KNOWN AS: 2250 APPLGATE AVENUE, KLAMATH FALLS, OR 97601