

WTC 93105

2012-002893

Klamath County, Oregon



00115498201200028930020024

RECORDING REQUESTED BY:

GRANTOR:

G8 1-12 Fund, LLC, a Delaware limited liability company
999 Corporate Drive Ste 215
Ladera Ranch, CA 92694

03/19/2012 03:26:51 PM

Fee: \$42.00

GRANTEE:

John Arnold and Diane Arnold, as tenants by the entirety
1919 Portland St
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John Arnold and Diane Arnold
1919 Portland St
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

John Arnold and Diane Arnold
1919 Portland St
Klamath Falls, OR 97601

Escrow No: 3626046466DIA-TTPOR44

1919 Portland St
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

G8 1-12 Fund, LLC, a Delaware limited liability company

Grantor, conveys and specially warrants to

John Arnold and Diane Arnold, as tenants by the entirety

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The true consideration for this conveyance is \$27,500.00.

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

3626046466DIA-TTPOR44
Deed (Special Warranty – Statutory Form)

42bhf

Dated 3/14/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

G8 1-12 Fund, LLC, a Delaware limited liability company

By [Signature]

It's: Authorized Signer

State of California

COUNTY of Orange

This instrument was acknowledged before me on March 14, 2012

by PJ Mitchell

as Authorized Signer

of G8 1-12 Fund, LLC, a Delaware limited liability company

[Signature]
Notary Public - State of California

My commission expires: 9/16/2014

