

2012-003217

Klamath County, Oregon



00115890201200032170030036

03/28/2012 11:22:52 AM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:
G-8 11-11 Fund LLC, a Delaware limited liability
company
999 Corporate Dr #215
Ladera Ranch, CA 92694

GRANTEE:
Michael Hagen and Renee Hagen
151 Johnson Dr
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:
Michael Hagen and Renee Hagen
151 Johnson Dr.
Grants Pass, OR 97527

AFTER RECORDING RETURN TO:
Michael Hagen and Renee Hagen
151 Johnson Dr.
Grants Pass, OR 97527

Escrow No: 3626046640DIA-TTPOR44

1022 N 8th
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

G-8 11-11 Fund LLC, a Delaware limited liability company

Grantor, conveys and specially warrants to

Michael Hagen and Renee Hagen

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M95, Page 26895 except as specifically set forth below.

The true consideration for this conveyance is \$25,000.00.

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

3626046640DIA-TTPOR44

Deed (Special Warranty - Statutory Form)

4/2/12

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.

Dated 3/22/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

G-811-11 Fund LLC, a Delaware limited liability company

BY: [Signature]
Peter "PJ" Mitchell, Vice President of Finance

California
State of ~~OREGON~~

COUNTY of Orange

This instrument was acknowledged before me on March 22, 20 12

by Peter "PJ" Mitchell, Vice President of Finance.

[Signature]

Notary Public - State of ~~Oregon~~ California

My commission expires: 9/16/2014

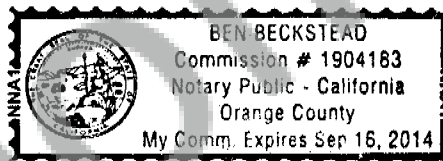


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 1 in Block 7 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly at right angles to Eighth Street, 70 feet; thence Northwesterly parallel with Eighth Street, 55 feet; thence Northeasterly at right angles to Eighth Street, 70 feet; thence Southeasterly parallel with Eighth Street, 55 feet to the point of beginning, being a part of Lots 1 and 2 of Block 7 of FIRST 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.

Unofficial
Copy