

WTC 92937-KR



THIS SPAC

2012-003910

Klamath County, Oregon



00116685201200039100020026

04/13/2012 03:21:12 PM

Fee: \$42.00

After recording return to:

Caledonia Properties, LLC, an Oregon limited liability company

PO Box 744

Clements, OR 95227

Until a change is requested all tax statements shall be sent to the following address:

Caledonia Properties, LLC, an Oregon limited liability company

PO Box 744

Clements, OR 95227

Escrow No. MT92937-KR

SPECIAL WARRANTY DEED

RLF Running Y Ranch, LLC, a Colorado limited liability company,

Grantor(s) hereby conveys and specially warrants to

Caledonia Properties, LLC, an Oregon limited liability company,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

Parcel 1 of Land Partition 16-11 being a replat of Parcel 3 of Minor Land Partition No 81-34 located in the SW1/4 of Section 15, Section 22, the SW1/4 of Section 23, the NW1/4 and SW1/4 of Section 26, and the NE1/4 of Section 27, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, duly recorded January 19, 2012 in Volume 2012-000492, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$447,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

4/25/12

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first written above.

RLF Running Y Ranch, LLC
a Colorado limited liability company

By: [Signature]
Name: Aaron M. Patsch
Title: Authorized Representative

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 5th day of April, 2012, by Aaron M. Patsch, as Authorized Representative of RLF Running Y Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: Jan 11, 2015

[SEAL]

MICHAEL MUELLER
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires January 11, 2015