

UTC 93576-MS

2012-004712

Klamath County, Oregon



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05/04/2012 11:35:24 AM

Fee: \$57.00

After Recording Return To:

Leo C. Olsen IRA, SVB&T, an Oregon  
Banking Corporation, ISAOA, Custodian  
P.O. Box 1784  
Medford, OR 97501

**SPECIAL WARRANTY DEED**

By and between

Homesales, Inc., a Delaware Corporation, as Grantor,  
1400 E. Newport Center Drive  
Deerfield Beach, Florida 33442

and

Leo C. Olsen IRA, SVB&T, and Oregon Banking Corporation, ISAOA,  
Custodian, as Grantee  
P.O. Box 1784  
Medford, OR 97501

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

Leo C. Olsen IRA, SVB&T, an Oregon  
Banking Corporation, ISAOA, Custodian  
P.O. Box 1784  
Medford, OR 97501

The true consideration for this conveyance is \$40,000.00.

*[Handwritten signature]*

57AM

### SPECIAL WARRANTY DEED

Homesales, Inc. a(n) a Delaware Corporation, whose mailing address is 1400 E. Newport Center Drive, Deerfield Beach, Florida 33442 ("Grantor"), conveys and specially warrants to Leo C. Olsen IRA, SVB&T a(n) Oregon Banking Corporation, ISAOA, Custodian, whose mailing address is P.O. Box 1784, Medford, OR 97501 ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

(Signature Page Follows)

A handwritten signature, possibly reading "JP", is written in dark ink.

(Signature Page for Special Warranty Deed)

Dated this 2<sup>nd</sup> day of May, 2012.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

**GRANTOR:**

**Homesales, Inc., a Delaware Corporation**

By: \_\_\_\_\_

Name: Tricia Foldessy

Its: Vice President

STATE OF FLORIDA )

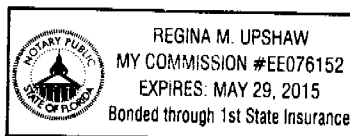
COUNTY OF BROWARD )

This instrument was acknowledged before me on May 2<sup>nd</sup>, 2012, by Tricia Foldessy, as the Vice President of Homesales, Inc., a Delaware Corporation.

Regina M. Upshaw

Notary Public for Florida

My commission expires: May 29, 2015



**EXHIBIT A**

**Legal Description**

**Unit 10658, (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS  
STAGE 1 according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

*Q up*

## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature, possibly reading "JHP", is located at the bottom center of the page.