1st 1887221: AF

2012-005425 Klamath County, Oregon



05/18/2012 02:15:50 PM

Fee: \$42.00

After Recording Return to: 47 Ax STATEMENTS **Daniel Sprouse** 4218 NE 26<sup>th</sup> Portland, OR 97211

RP TAX ID#: 3808-009A0-06300-000 Key No. 882868

#### DEED

## NON-RECOURSE TRANSFER OF REAL ESTATE INTEREST

## KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of the resignation of Custodian/Administrator, the Holder of this instrument, Entrust Northwest, LLC n/d/b/a RealTrust IRA Alternatives, LLC fbo Daniel E. Sprouse, IRA #20116 (hereafter referred to as the "Transferor"), hereby assigns, sets over, transfers and delivers unto Daniel E. Sprouse (hereafter referred to as the "Transferee"), without waiving Grantor's right to recover any and all past due fees, costs and expenses accrued, all of its right, title and interest in the following described real estate, situation in the County of KLAMATH, State of Oregon:

Lot 215, Running Y Resort, Phase 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: ALL LIENS, ENCUMBRANCES, EASEMENTS AND/OR MATTERS OF RECORD OR APPARENT EXISTING AS OF THE DATE HEREOF.

TO HAVE AND TO HOLD the said interest in said real estate above described, unto the said Transferee, its successors and assigns, subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any. This transfer is made without warranty of any kind or nature and is deemed as non-recourse with respect to Transferor hereunder.

IN WITNESS WHEREOF, the undersigned have hereunto caused their hand and seal to be affixed effective as of the <u>31</u> day of <u>March</u>, 2012.

### TRANSFEROR:

Entrust Northwest, LLC n/d/b/a RealTrust IRA Alternatives, LLC fbo Daniel E. Sprouse, IRA #20116

By: Kandis FOOR Semats Authorized Signatory

Consideration & Q

TRANSFEREE IS ADVISED TO SEEK THE ADVICE OF LEGAL AND/OR TAX COUNSEL OF TRANSFEREE'S CHOOSING TO EVALUATE THE LEGAL AND/OR TAX CONSEQUENCES OF THE SUBJECT TRANSFER, WHICH TRANSFER HAS BECOME NECESSARY AS A RESULT OF TRANSFEREE'S PERSISTENT FAILURE AND REFUSAL TO PAY TRANSFEROR THE FEES, COSTS AND/OR EXPENSES THAT HAVE ACCRUED PURSUANT TO THE AGREEMENT OF THE PARTIES HERETO.

# NOTARIAL ACKNOWLEDGEMENT

State of Washington	)	
County of Chelan	)ss. )	
instrument and acknown the free and the instrument.	nt, on oath stat wledged it as the I voluntary act o	ory evidence that Kandis Borrsema me, and said person acknowledged that She ted that She was authorized to execute the e Authorized Signer of RealTrust IRA Alternatives of such party for the uses and purposes mentioned in
Dated: <u>March 3</u>	1,2012	
KIMBERLY J. ST NOTARY P STATE OF WAS COMMISSION FEBRUARY	FOCKDALE VUBLIC SHINGTON EXPIRES	Notary Public in and for the State of Washington  Residing at Clacker  My appointment expires 2/9/2016.