

2012-005919

Klamath County, Oregon



00119050201200059190030033

05/31/2012 09:34:53 AM

Fee: \$47.00

537911

~~After recording return to:~~

Pheasant Run Homeowners Association, Inc.
c/o SA Group Properties, Inc.
Attn: Jyotsna Desai
221 S. Figueroa Street, Suite 310
Los Angeles, California 90012

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

Pheasant Run Homeowners Association, Inc.
c/o Crystal Lake Property Management
63088 N.E. 18th Street, Suite 101
Bend, Oregon 97701

#537911

APN#

R-3909-01180-00800

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

STATUTORY QUITCLAIM DEED

SA Group Properties, Inc., a Minnesota corporation, Grantor, releases and quitclaims to Pheasant Run Homeowners Association, Inc., an Oregon nonprofit corporation, Grantee, all right, title, and interest in and to the real property located in the County of Klamath, State of Oregon, described as follows:

LOT 8 IN BLOCK 3 OF CASCADE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO KLAMATH COUNTY BY WARRANTY DEED RECORDED OCTOBER 4, 2006 IN 2006-19996.

The true consideration for this conveyance is \$0.00.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24th day of May, 2012.

SA GROUP PROPERTIES, INC.

By: J. Desai
Name: Jyotsna Desai
Its: Vice President

State of California

County of _____

This instrument was acknowledged before me on _____, 2012, by Jyotsna Desai as Vice President of SA Group Properties, Inc., a Minnesota corporation.

Notary Public for the State of California
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

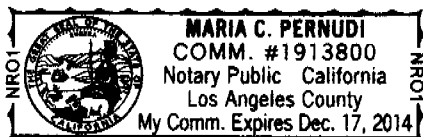
State of California

County of LOS ANGELES

On MAY 24, 2012 before me, MARIA C. PERNUDI, NOTARY PUBLIC

personally appeared JYOTSNA DESAI

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Maria C. Pernudi
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY QUITCLAIM DEED

Document Date: MAY 24, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JYOTSNA DESAI

- ☐ Individual
☒ Corporate Officer — Title(s): VP
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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