

1st  
1733369

2012-010203

Klamath County, Oregon



00124280201200102030020020

09/14/2012 03:26:26 PM

Fee: \$42.00



Portland West Branch  
File No. 37F0397111

Return to:  
Alan Bray Pfeiffer  
2227 Lancaster Ave  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent  
to the following address:  
Alan Bray Pfeiffer  
2227 Lancaster Ave  
Klamath Falls, OR 97601

**STATUTORY SPECIAL WARRANTY DEED**

SA Group Properties, Inc., a Minnesota corporation, who acquired title as Sand Trap Properties, Inc., Grantor, conveys and specially warrants to Alan Bray Pfeiffer, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

ALL OF BLOCK 11, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION OF LOTS 1, 2, 3, 4 AND 5, BLOCK 11 AS CONVEYED TO THE CITY OF KLAMATH FALLS BY DEED RECORDED SEPTEMBER 25, 1959 IN VOLUME 316, PAGE 162.

Tax Account No. R186006

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:  
2012-13 taxes a lien not yet due and payable.  
The true consideration for this conveyance is \$2,700.00.

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, 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.

Dated 10th day of September, 2012

SA Group Properties, Inc.  
who acquired title as Sand Trap Properties, Inc.  
Special Warranty Deed  
ORRQ 6/2005; Rev. 12/2007

F.  
42.00

SA Group Properties Inc. A Minnesota  
corporation

X W. J. Doolittle  
BY William J. Doolittle  
ITS Vice President

Ann H. Song  
By Ann H Song  
ITS Vice President

### ACKNOWLEDGMENT

State of California  
County of Orange

On September 10, 2012 before me, Susan C. Yates  
(insert name and title of the officer)

personally appeared William J. Doolittle and Ann H. Song  
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(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.

Signature Susan C. Yates

(Seal)

