

WTC 9/3/57

2012-010388

Klamath County, Oregon



00124504201200103880030036

09/19/2012 10:04:09 AM

Fee: \$47.00



Portland West Branch
File No. 37F0398369

Return to:
Jared Emard

330 Delta St.
Klamath Falls, Or 97601

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

330 Delta St.
Klamath Falls, Or 97601

STATUTORY SPECIAL WARRANTY DEED

BlackCastle, LLC, a California limited liability company Grantor, conveys and specially warrants to Jared Emard, Grantee, the following described real property free of encumbrances and claims created or suffered by the Grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M03, page 25087, except as specifically set forth herein:

PARCEL 1: Lot 9, Block 89, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING the Southerly 50 feet of Lot 9.

PARCEL 2: The Southerly 50 feet of Lot 9, Block 89, BUENA VISTA ADDITION to the City of Klamath Falls, in the county of Klamath, State of Oregon.

Tax Account No. 3809-029CB-04000-000 and 3809-029CB-03700-000

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 51,000.00.

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 17th day of September, 2012
Special Warranty Deed
ORRQ 6/2005; Rev. 12/2007

47 And

BlackCastle, LLC
By: BlackStar Financial Inc., Member

By: Laurie Holcomb
Its: President

STATE OF
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of September, 2012 by Laurie Holcomb as the President of BlackStar Financial, Inc., Member of BlackCastle, LLC on its behalf.

Notary Public State of _____
My commission expires: _____

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

Order No. 37F0398369

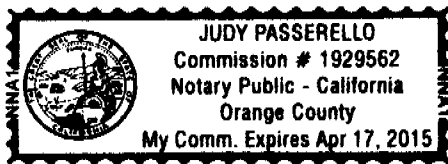
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On Sept. 17, 2012 before me, JUDY PASSERELLO, NOTARY PUBLIC

personally appeared LAURIE HOLCOMB



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.
Signature Judy Passerello
Signature of Notary Public

Place Notary Seal Above

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 SPECIAL WARRANTY DEED 31225

Document Date: Sept. 17, 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____