

2012-011659
Klamath County, Oregon
10/19/2012 11:43:04 AM
Fee: \$52.00

Portland West Branch
File No. 37F0398368

Return to:
Wildlife Unlimited, Inc.
Attn: Gary Hart
17140 Hwy 140E
Dairy, OR 97625

Until a change is requested, all tax statements shall be sent
to the following address:
Wildlife Unlimited, Inc.
Attn: Gary Hart
17140 Hwy 140E
Dairy, OR 97625

STATUTORY SPECIAL WARRANTY DEED

BlackCastle, LLC, Grantor, conveys and specially warrants to Wildlife Unlimited, Inc., an Oregon corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Account No. 302997

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$42,000.00.

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 15th day of October, 2012

BlackCastle, LLC
By: BlackStar Financial Inc.
Its: Member

By: Laurie Holcomb
Its: President

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of October, 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: _____

Order No. 37F0398368

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

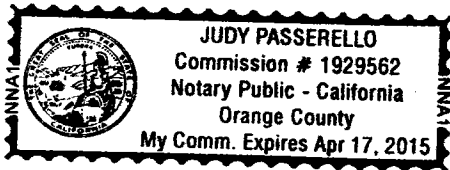
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On OCT 15, 2012 before me, JUDY PASSERELLO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared LAURIE HOLCOMB
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.

Signature

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 31226

Document Date: OCT 15, 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: _____

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
Top of thumb here

Exhibit "A" Legal Description

Lot 19 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, being in the Northwest quarter of the Southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, situated in the City of Klamath Falls, Klamath County, Oregon:

Beginning at the Southeast corner of Lot 19, Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.