

2012-014101

Klamath County, Oregon



00128837201200141010030038

After recording return to:

Pheasant Run Homeowners Association, Inc.
c/o Crystal Lake Property Management
204 S.E. Miller Avenue
Bend, Oregon 97702

12/19/2012 08:32:09 AM

Fee: \$47.00

*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
204 S.E. Miller Avenue
Bend, Oregon 97702

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:

COMMON AREA LOCATED IN TRACT 1473, PHEASANT RUN,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON,
LYING BETWEEN LOTS 74 AND 75. Also known as Tax Parcel R-3909-
110DB-04600.

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 2nd day of December, 2012.

SA GROUP PROPERTIES, INC.

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

State of California

County of _____

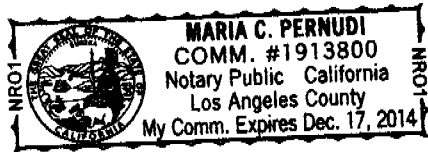
This instrument was acknowledged before me on December ____, 2012, by Jyotsna Desai as Vice President of SA Group Properties, Inc., a Minnesota corporation.

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

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On December 12, 2012, before me, Maria C. Pernudi, Notary Public, personally appeared Jyotsna Desai, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed this 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.

Maria C Pernudi
NOTARY PUBLIC

Seal