



THIS SPACE RESERVED FOR RECORD

2013-003051

Klamath County, Oregon

03/21/2013 11:43:52 AM

Fee: \$42.00

After recording return to:

JMKEHRIG LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

~~1450 Laurentia Way~~ P.O. Box 2348
~~Alamo, CA 94507~~ Dunville, CA 94526 *sw*

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

JMKEHRIG LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

~~1450 Laurentia Way~~ P.O. Box 2348
~~Alamo, CA 94507~~ Dunville, CA 94526

Escrow No. MT96980-LW

Title No. 0096980

SPECIAL r.020212

SPECIAL WARRANTY DEED

PREMIERWEST BANK,

Grantor(s) hereby conveys and specially warrants to

JMKEHRIG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

Lot 801, RUNNING Y RESORT – PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor conveys and specially warrants to JMKEHRIG, LLC, a California Limited Liability Company, Grantee, the following described real property free and clear 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, 2011-003862, Microfilm records of Klamath County, except as specifically set forth below.

The true and actual consideration for this conveyance is **\$17,132.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

42 AMT

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 this 19th day of March, 2013

PREMIERWEST BANK

BY: 

LeArta M.M. Romero, Vice President

State of Oregon

County of Tackson

This instrument was acknowledged before me on 19, March, 2013 by LeArta M.M. Romero, Vice President of Premierwesth Bank.

Charlotte J. Lusk, Notary Public
(Notary Public for Oregon)

My commission expires 03/31/2014

