

1st 2059133 DMJ

WHEN RECORDED, RETURN TO:

J. Kevin Ray, Esq.  
Campbell Killin Brittan & Ray, LLC  
270 St Paul Street, Suite 200  
Denver, Colorado 80206

UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:

Sage Mountain Development, LLC  
963 SW Simpson, Suite 110  
Bend, OR 97702  
Attention: Shawn O. Holm

2013-004482

Klamath County, Oregon

04/26/2013 03:57:45 PM

Fee: \$47.00

**SPECIAL WARRANTY DEED**

Klamath Falls Partners, LLC, a Colorado limited liability company, Grantor, conveys and specially warrants to Sage Mountain Development, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

That certain real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Premises"), together with (a) all buildings, structures, and improvements located thereon; (b) all development rights and credits, and air rights relating thereto; (c) all right, title, and interest of Grantor in and to all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto; (d) wind rights thereon, thereover, therein, thereunder, or that may be produced therefrom; and (e) any other rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining thereto or used in connection therewith;

EXCEPTING AND RESERVING TO GRANTOR all minerals, oil, gas and other hydrocarbon substances, geothermal resources, and on, over, in, under, or that may be produced from the Premises (collectively, the "Mineral Rights"); provided, however, that Grantor and its successors and assigns with respect to the Mineral Rights shall not disturb the surface estate of the Premises or otherwise materially interfere with the use thereof by Grantee, its successors and assigns, as a result of the foregoing severance of such Mineral Rights, if any;

AND GRANTOR for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor,

SUBJECT TO AND EXCEPTING all matters of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

True Consideration is \$178,500.00

47-F


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.

The true consideration for this conveyance is \$178,500.

Dated this 25 day of April, 2013.

**GRANTOR:**

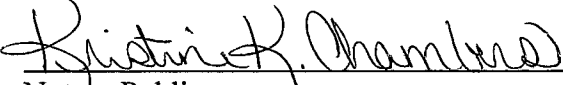
KLAMATH FALLS PARTNERS, LLC, a Colorado  
limited liability company

  
By Chris Manley  
Its Authorized Signatory

STATE OF COLORADO                    )  
                                                  ) ss.  
COUNTY OF DENVER                    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2013, by Chris Manley, as an authorized representative of Klamath Falls Partners, LLC, a Colorado limited liability company, on behalf thereof.



  
Notary Public  
My commission expires:

My Commission Expires 12/11/2013

## **EXHIBIT A**

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

### **PARCEL 1:**

**LOTS 177, 178, 179, 185 AND 186 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

### **PARCEL 2:**

**LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 OF TRACT 1506, THE TIMBERS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**