

2013-011475

Klamath County, Oregon

10/09/2013 03:01:35 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD



After recording return to:

Pahlisch Homes, Inc.

63088 NE 18th St., Ste. 100

Bend, OR 97701

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

Pahlisch Homes, Inc.

63088 NE 18th St., Ste. 100

Bend, OR 97701

Escrow No. MT99022-SH

Title No. 0099022

SPECIAL r.020212

### **SPECIAL WARRANTY DEED**

**PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership,**

Grantor(s) hereby conveys and specially warrants to

**Pahlisch Homes, Inc., an Oregon Corporation,**

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:

Lots 63, 64, 65, 66, 67 and 68, in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$210,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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.

47.00

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 this 4<sup>th</sup> day of October, 2013.

PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership

BY: Ender Ilkay  
Ender Ilkay, President

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Ender Ilkay, as President for PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

*see  
attached  
certificate*



# ACKNOWLEDGMENT

## Representative Capacity

STATE OF WASHINGTON

COUNTY OF WHATCOM

United States of America

I certify that I know or have satisfactory evidence that \_\_\_\_\_

Ender Ilkay

is/~~are~~ the person(~~s~~) who appeared before me and that said person(~~s~~) acknowledged that ~~she/he/they~~ signed this instrument, on oath stated that ~~she/he/they~~ was/~~were~~ authorized to execute the instrument and acknowledged it as being the

President

on behalf of PR Klamath Oregon Limited Partnership, a  
Nevada Limited Partnership

and acknowledged it to be ~~her/his/their~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and seal of office this 4 day of October, 2013.

Laura Lesley Vestanen, Notary Public

Laura Lesley Vestanen

Residing at Point Roberts, WA

Commission number 95291

My Commission Expires: 8/10/2015

Description of attached document

Title Special Warranty Deed

Document date \_\_\_\_\_ Number of pages 1

Comments \_\_\_\_\_

