

THIS SPACE RESERVED FOR RECORD

2013-011475

Klamath County, Oregon 10/09/2013 03:01:35 PM

Fee: \$47.00

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:

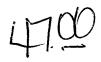
Lots 63, 64, 65, 66, 67 and 68, in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.



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 195.301, 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 4th day of October, 2013.
PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership BY: Ender Ilkay, President
State of County of
This instrument was acknowledged before me on
(Notary Public)
My commission expires
see the seater



ACKNOWLEDGMENT

Representative Capacity

STATE OF WASHINGTON COUNTY OF WHATCOM

United States of America	
I certify that I know or have satisfactory evidence that	t
is/are the person(s) who appeared before me and that she/he/they signed this instrument, on oath stated that execute the instrument and acknowledged it as being the state of	said person(s) acknowledged that ske/he/they was/were authorized to
on behalf of PR Klamath Ovegor Limited Partnership	Partnerstrig, a
and acknowledged it to be her/his/their free and volun mentioned in the instrument.	
Given under my hand and seal of office this	y Public
Laura Lesley Vestanen	Notary Public
Residing at Point Roberts, WA	State of Washington
Commission number 95291	LAURA LESLEY VESTANEN
My Commission Expires: 8/10/2015	My Commission Expires
Description of attached document	August 10, 2015
Title Special Warranty Deed	
Document date Number of pages _ Comments	

