



Northwest Branch
File No. 90F0929523



After recording return to:
Marie Anson
24985 Hwy 140E
Bonanza, OR 97623

2013-011866
Klamath County, Oregon
10/21/2013 08:53:14 AM
Fee: \$52.00

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

Marie Anson
24985 Hwy 140E
Bonanza, OR 97623

STATUTORY WARRANTY DEED

BlackCastle, LLC, a California Limited Liability Company, Grantor, conveys and warrants to Marie Anson, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The North 1/2 of Lot 7, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No. 529413

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$36,500.00

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 _15th_ day of October, 2013

52.00

BlackCastle, LLC
By: BlackStar Financial, Inc., MEMBER

By: _____
Laurie Holcomb, President

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

10-15-13

On _____ before me, _____ personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could
prevent fraudulent attachment of this certificate to another
document.

THIS CERTIFICATE **MUST** BE ATTACHED TO:
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

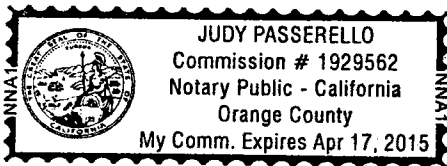
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On Oct 15, 2013 before me, JUDY PASSERELLO, NOTARY PUBLIC

personally appeared LAURIE HOLCOMB



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the 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.

Signature

Judy Passerello
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED - AC81310

Document Date: OCT 15, 2013

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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Exhibit "A" with Exceptions

Subject to:

1. Taxes for the fiscal year 2013-2014, a lien not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District.
5. Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights, subject to the terms and provisions thereof;
Dated: February 21, 1989
Recorded: April 27, 1989
Volume: M89, page 7173, Microfilm Records of Klamath County, Oregon
6. Reservation reserved in Deed, subject to the terms and provisions thereof:
Recorded: November 21, 1925
Volume: 67, page 617, Deed Records of Klamath County, Oregon