

MT100135SH

THIS SPACE RESERVED FOR RE

2014-002201
Klamath County, Oregon
03/14/2014 09:49:08 AM
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. MT100135SH

Title No. 0100135

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 35, and 39 of TRACT 1482 SKY RIDGE ESTATES PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is ~~\$51,908.00~~

\$130,000
78,092

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.

\$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 7th day of February, 2014.

PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership

BY: [Signature]
Ender Ilkay, President

State of Oregon
County of Deschutes

This instrument was acknowledged before me on Feb. 7, 2014 by Ender Ilkay, as President of PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership.

[Signature]
(Notary Public for Oregon)

My commission expires 1-9-18

