



THIS SPACE RESERVED FOR RE

2014-002415
Klamath County, Oregon
03/21/2014 11:16:50 AM
Fee: \$47.00

After recording return to:

Caledonia Properties, LLC an Oregon Limited
Liability Company

2795 Anderson Ave., #102

Klamath Falls, OR 97603

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

Caledonia Properties, LLC an Oregon Limited
Liability Company

2795 Anderson Ave., #102

Klamath Falls, OR 97603

Escrow No. MT100117CT

Title No. 0100117

SPECIAL r.020212

SPECIAL WARRANTY DEED

Klamath Falls Partners, LLC, a Colorado Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Caledonia Properties, LLC an Oregon Limited Liability Company,

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:

Parcel 2 of Land Partition No. 16-11, being a replat of Parcel 3 of Minor Land Partition No. 81-34 Located in the SW 1/4 of Section 15, Section 22, The SW 1/4 of Section 23, the NW 1/4 and SW 1/4 of Section 26, and the NE 1/4 of Section 27, Township 38 South, Range 8 East and recorded January 19, 2012 Instrument No. 2012-000492, records of Klamath County, Oregon

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 20th day of March, 2014.

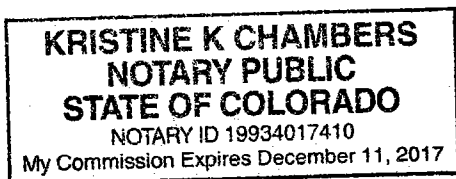
Klamath Falls Partners, LLC, a Colorado Limited Liability Company

BY: PREO, LLC, a Colorado Limited Liability Company,
Manager

By: Brian Pauls, Authorized Signatory

State of Colorado
County of Denver

This instrument was acknowledged before me on March 20, 2014 by Brian Pauls, as Authorized Signatory for PREO, LLC, a Colorado Limited Liability Company, Manager for Klamath Falls Partners, LLC, a Colorado Limited Liability Company.



Kristine K Chambers
(Notary Public)

My commission expires 12/11/17