



After recording return to:

Bon Vie, LLC

P.O. Box 159

Turner, OR 97392

**2014-002701**

Klamath County, Oregon

03/28/2014 10:43:49 AM

Fee: \$47.00

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

Bon Vie, LLC

P.O. Box 159

Turner, OR 97392

Escrow No. BT151929YW

Title No. 100198

SPECIAL r.020212

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### SPECIAL WARRANTY DEED

**NLD Title, LLC, a Delaware limited liability company,**

Grantor(s) hereby conveys and specially warrants to

**Bon Vie, 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:

**Situated in the SW1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a portion of Block 74 of "Klamath Addition" to the City of Klamath Falls, as approved in PLA NO. 17-01, being more particularly described as follows: Beginning at a point on the Southwesterly right-of-way of Fourth Street which bears North 60°31'43" West 364.98 feet from the most Westerly corner of Block 92 of "Klamath Addition" to the City of Klamath Falls, evidenced by a 5/8" iron rod with 1 1/2" aluminum cap per Survey Number 4012, Klamath County Records; thence leaving said right-of-way South 38°57'46" West 124.75 feet; thence South 83°21'35" West, 189.39 feet to a point on the Northeasterly right-of-way of Third Street; thence along said right-of-way North 51°04'00" West, 87.50 feet to the intersection of said Third Street right-of-way with the Southeasterly right-of-way of Klamath Avenue; thence leaving said Third Street right of way and along said right-of-way of Klamath Avenue North 38°57'46" East, 260.00 feet to the intersection of said Klamath Avenue right-of-way with the Southwesterly right-of-way of Fourth Street; thence leaving said Klamath Avenue right-of-way and along said right-of-way of Fourth Street South 51°04'00" East, 220.00 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

476577

3809-032AC-00700-000

The true and actual consideration for this conveyance is **\$3,700,000.00.**

Return to:



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 28<sup>th</sup> day of March, 2014.

NLD Title LLC, a Delaware limited liability company

By Drake Title Shops LLC, a Colorado limited liability company

Its Manager

By Drake Real Estate Services, Inc. a Colorado corporation

Its Manager

By: [Signature]  
Jon Hauser, General Manager

State of Colorado  
County of Denver

This instrument was acknowledged before me on March 28, 2014 by Jon Hauser, as general manager of Drake Real Estate Services, Inc a Colorado corporation as manager of Drake Title Shops LLC, a Colorado limited liability company as Manager of NLD Title LLC, a Delaware limited liability company.

[Signature]  
(Notary Public)

My commission expires February 27, 2017

CHERYL ANNE KARKLIN NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20124072043 MY COMMISSION EXPIRES FEBRUARY 27, 2017
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