

2014-002899  
Klamath County, Oregon



**RETURN TO:**  
ORION FINANCIAL GROUP, INC.  
2860 EXCHANGE BLVD.  
SUITE 100  
SOUTHLAKE, TX 76092

04/04/2014 08:30:07 AM

Fee: \$47.00

**PREPARED BY:**  
Charles A. Brown  
Charles A. Brown and Associates, P.L.L.C. (dba DocSolution, Inc.)  
2316 Southmore  
Pasadena, TX 77502  
ID No. 152411

Mail future tax bills to:  
The Panacea Fund, LLC  
1725 E. Southlake Blvd., Suite 102  
Southlake, TX 76092

## SPECIAL WARRANTY DEED

This deed, made this 30 day of January, 2014, between

**Stonecrest Income and Opportunity Fund-I, LLC**, hereinafter called "Grantor", whose address is 4300 Stevens Creek Blvd., Suite 275, San Jose, CA 95129 in Harris County, State of Texas

**The Panacea Fund, LLC**, hereinafter called "Grantee", whose address is 1725 E. Southlake Blvd., Suite 102Southlake, TX 76092.

**WITNESSETH** that:

Grantor, for and in consideration of the sum of \$8,952.37, and other good and valuable consideration to Grantor in hand by Grantee, the receipt of which is hereby acknowledged, Grantor does hereby grant with limited warranty covenants, bargain and sell, convey and confirm to Grantee, and Grantee's heirs and assigns forever, land situated, lying and being in the City of Chiloquin, County of KLAMATH, State of OR and more particularly described as follows:

Lot, 10, in Block 3 of CHILOQUIN DRIVE ADDITION to the City of Chiloquin according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as: 425 & 429 Ash Street, Chiloquin, OR 97624  
Parcel: 220326

Prior Deed Reference: Instrument No. 2009-011627

Subject to liens, covenants, limitations, conditions, restrictions and easements if any now of record.

Orion Financial Group Inc.



FUND, THE PANACEA  
PANFUND/QCD/OPD

\*14015844\*

**TO HAVE AND TO HOLD** the premises aforesaid, in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

In Witness Whereof, the said Grantor has signed in these presents on the date and year first above written.

Stonecrest Income and Opportunity Fund-I, LLC

Name: Regina Monts  
Title: Authorized Agent

WITNESS:

Name: K. Vidock

Name: Chynna Ramirez

## ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 30 day of January, 2014, by Regina Monts the Authorized Agent of Stonecrest Income and Opportunity Fund-I, LLC, a California limited liability company, on behalf of said limited liability company.

Maria E. Torres  
NOTARY PUBLIC  
(Seal)

Internal Reference: 90612

