

MTC1396-11351

AFTER RECORDING, RETURN TO:

Kimberlee A. Stafford
Tonkon Torp LLP
1600 Pioneer Tower
888 SW Fifth Avenue
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Donald and Elizabeth Becklin
711 Medford Center #183
Medford, Oregon 97504

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

**SPECIAL WARRANTY DEED
(Improvements Only)**

Becklin Properties, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Donald M. Becklin and Elizabeth A. Becklin, husband and wife, Grantees, all of the buildings, structures, and all other improvements of every kind and nature owned by Grantor and located on that certain real property described as follows:

Lot 7, Block F, United States Forest Service, Lake of the Woods Summer Homesites, Klamath County, Oregon,

free of encumbrances except covenants, conditions and restrictions of record. The foregoing conveyance includes improvements only and specifically excludes the land upon which the improvements are situated.

The true consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 22 day of April, 2014.

GRANTOR:

BECKLIN PROPERTIES, LLC, an Oregon limited liability company



Donald M. Becklin, Managing Member

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me on the 22 day of April, 2014, by Donald M. Becklin as Managing Member of Becklin Properties, LLC.



Brandy Birrueta
Notary Public for Oregon
My commission expires: March 10, 2018