



Lawyers Title

2014-009716
Klamath County, Oregon
09/18/2014 02:15:06 PM
Fee: \$52.00

Clackamas Branch
File No. 16F0185650

Return to:
Neil Larkins and Jenifer Larkins
PO Box 12
Keno, OR 97627

Until a change is requested, all tax statements shall be sent
to the following address:
Neil Larkins and Jenifer Larkins
PO Box 12
Keno, OR 97627

STATUTORY SPECIAL WARRANTY DEED

Bulldog Capital Partners, LLC, a Washington limited liability company, Grantor, conveys and specially warrants to Neil Larkins and Jenifer Larkins, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 14 in Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Account No. 541685

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$44,000.00.

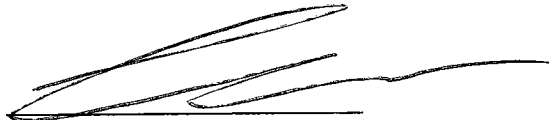
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16th day of September, 2014

Special Warranty Deed
ORRQ 6/2005; Rev. 12/2007
Page 1 of 1

Bulldog Capital Partners, LLC,
a Washington corporation

By: Ozlund Enterprises, Inc.
as Managing Member



Christopher Ostlund, President

STATE OF OREGON
COUNTY OF CLACKAMAS

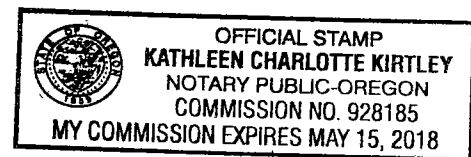
The foregoing instrument was acknowledged before me this 16th day of September, 2014 by Christopher Ostlund as President of Ozlund Enterprises, Inc. the Managing Member of Bulldog Capital Partners, LLC on its behalf.



Notary Public State of Oregon

My commission expires:

5/15/2018



Order No. 16F0185650

Exhibit "A" with Exceptions

Subject to:

1. Taxes for the fiscal year 2014-2015, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.
5. Covenants, conditions, restrictions and easements as shown on the recorded plat of Altamont Acres. Reference is made to said plat for particulars.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,

Recorded: March 12, 1936

Volume: 106, page 78, Deed Records of Klamath County, Oregon