



2014-009949

Klamath County, Oregon

09/25/2014 11:35:15 AM

Fee: \$52.00

Clackamas Branch
File No. 16F0185649

Return to:
Barbie Campbell
14008 Meadowbrook Court
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent
to the following address:
Barbie Campbell
14008 Meadowbrook Court
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

a Washington Limited Liability Company
Bulldog Capital Partners, LLC, /Grantor, conveys and specially warrants to Barbie Campbell,
Grantee, the following described real property free of encumbrances created or suffered by the
Grantor except as specifically set forth herein:

Lots 4 and 5 in Block 4, Tract No. 1046, ROUND LAKE ESTATES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. R494085 and R494094

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 \$22,000.00.

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 16 day of September, 2014

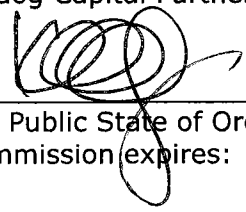
Bulldog Capital Partners, LLC,
a Washington corporation

By: Ozlund Enterprises, Inc.
as Managing Member


By: 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. as the Managing Member
of Bulldog Capital Partners, LLC on its behalf.


Notary Public State of Oregon
My commission expires: 05-15-2018

Order No. 16F0185649

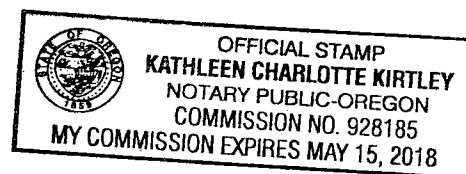


Exhibit "A" with Exceptions

Subject to:

Taxes for the fiscal year 2014-2015, a lien, not yet due and payable.

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Recorded: October 16, 1978
Volume: M78, page 23030, Microfilm Records of Klamath County, Oregon
Recorded: February 22, 1979
Volume: M79, page 4047, Microfilm Records of Klamath County, Oregon
Recorded: April 27, 1981
Volume: M81, page 7558, Microfilm Records of Klamath County, Oregon

Easement or easements, including the terms and provisions thereof, as contained in instrument;

Recorded: October 16, 1978
Volume: M78, page 23030, Microfilm Records of Klamath County, Oregon
Recorded: February 22, 1979
Volume: M79, page 4047, Microfilm Records of Klamath County, Oregon
Recorded: April 27, 1981
Volume: M81, page 7558, Microfilm Records of Klamath County, Oregon

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Recorded: October 2, 1979
Volume: M79, page 23364, Microfilm Records of Klamath County, Oregon.

Covenants, conditions, restrictions, and easements as shown on recorded plat of Tract No. 1046, Round Lake Estates. Reference is made to said plat for particulars.

Easements as dedicated or delineated on the recorded plat.

For: Building Setback

Easements as dedicated or delineated on the recorded plat.

For: Public Utilities and Irrigation

Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;

Dated: May 21, 2003
Recorded: May 22, 2003
Volume: M03, page 34706, Microfilm Records of Klamath County, Oregon