

ALAMO TITLE COMPANY
GF 600026140413

2014-012564

Klamath County, Oregon

12/04/2014 02:17:42 PM

Fee: \$52.00

After Recording Return To:
Alamo Title Company
The Mundheim Firm
500 N. Carroll Ave #100
Southlake TX 76092

Grantee's Address:
Raul R. Duran
4230 El Cerrito Way
Klamath Falls, OR 97603

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

Above This Line Reserved For Official Use Only

Map/Tax Lot No(s): 3909-012DB-00700-000 Property ID: 873468

SPECIAL WARRANTY DEED

Dated December 1, 2014:

KNOW ALL MEN BY THESE PRESENTS THAT:

RRCH #3, LLC, a Texas limited liability company, with a business address of 3963 Maple Avenue, Suite 190, Dallas, TX 75219, hereinafter referred to as "**Grantor**", does hereby convey, and specially warrant unto RAUL R. DURAN, with a mailing address of 4230 El Cerrito Way, Klamath Falls, OR 97603, hereinafter "**Grantee**", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$180,000.00, (See ORS 93.030)

LOT 12, BLOCK 25 OF THE TENTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

BEING THE SAME PROPERTY AS CONVEYED TO RRCH #3, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM U.S. BANK, NATIONAL ASSOCIATION, RECORDED 09/30/2014 AS DOCUMENT NUMBER 2014-010145, IN KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 4230 El Cerrito Way, Klamath Falls, OR 97603
The legal description was provided by agent for grantor.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's successors, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 30.903, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE UNDERSIGNED PERSON executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor of the date first written above.

RRCH #3, LLC, a Texas limited liability company

By: RRCM #3, LLC, a Texas limited liability company, Manager

By: 
D'ARCY YOUNG, President

STATE OF Texas }

COUNTY OF Dallas }

ACKNOWLEDGED BEFORE ME, the undersigned authority, personally appeared D'ARCY YOUNG, who acknowledged that he is the president on behalf of **RRCM #3, LLC**, a **Texas limited liability company**, Manager for **RRCH #3, LLC**, a Texas limited liability company, and is appearing on behalf of such entity, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he has the full legal authority to sign this deed on behalf of the aforementioned entity.


NOTARY PUBLIC

My Commission Expires 4/28/15

