



2014-012896
Klamath County, Oregon
12/15/2014 12:05:39 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
PR Klamath Oregon Limited Partnership

GRANTEE:
Pahlisch Homes, Inc.
63088 NE 18th Street, Suite 100
Bend, OR 97701

SEND TAX STATEMENTS TO:
Pahlisch Homes, Inc.
63088 NE 18th Street, Suite 100
Bend, OR 97701

AFTER RECORDING RETURN TO:
Pahlisch Homes, Inc.
63088 NE 18th Street, Suite 100
Bend, OR 97701

Escrow No: 20140097903-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership, Grantor, conveys and specially warrants to Pahlisch Homes, Inc., an Oregon corporation, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lots 32 and 33 of TRACT 1482, SKYRIDGE ESTATES, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$100,000.00.

ENCUMBRANCES: Taxes, covenants, conditions, restrictions, easements, rights of way, and matters now of record.

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.

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SPECIAL WARRANTY DEED - STATUTORY FORM

Dated July 23, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

PR Klamath Oregon Limited Partnership,
a Nevada limited partnership

By: PR Klamath General LLC,
a Nevada limited liability company,
its General Partner,

By: Mighty River Holdings, Inc.,
its Manager

By: Ender Ilkay
Ender Ilkay,
President

State of Washington

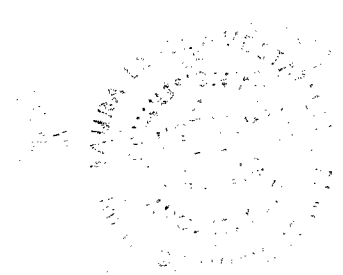
County of _____

This instrument was acknowledged before me on July _____, 2014 by Ender Ilkay, President of Mighty River Holdings, Inc. which is the Manager of PR Klamath General LLC which is the General Partner of PR Klamath Oregon Limited Partnership.

Notary Public - State of Washington

My commission expires: _____

*see
attached
certificate*



ACKNOWLEDGMENT

Representative Capacity

STATE OF WASHINGTON

COUNTY OF WHATCOM

United States of America

I certify that I know or have satisfactory evidence that Ender Ilkay

is the person who appeared before me and that said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as being the President of the Manager of the General Partner

on behalf of PR Klamath Oregon Limited Partnership

and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and seal of office this 23 day of July, 2014.

Laura Lesley Vestanen, Notary Public

Laura Lesley Vestanen

Residing at Point Roberts, WA

Commission number 95291

My Commission Expires: 8/10/2015

Description of attached document

Title Special Warranty Deed

Document date July 23, 2014

Number of pages 3

Comments PR SR 32 and 33

