



THIS SPACE RESERVED FOR R

**2014-013199**  
**Klamath County, Oregon**  
12/23/2014 12:31:31 PM  
Fee: \$47.00

After recording return to:

Pahlisch Homes, Inc.

63088 NE 18th Street, Ste. 100

Bend, OR 97701

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

Pahlisch Homes, Inc.

63088 NE 18th Street, Ste. 100

Bend, OR 97701

Escrow No. MT102497SH

Title No. 0102497

SPECIAL r.020212

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**SPECIAL WARRANTY DEED**

**PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership,**

Grantor(s) hereby conveys and specially warrants to

**Pahlisch Homes, Inc., an Oregon Corporation,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 73 of Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$37,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

4700

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 5<sup>th</sup> day of December, 2014.

PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership

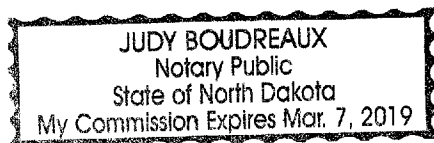
BY: \_\_\_\_\_

Ender Ilkay, President

State of ~~Washington~~ North Dakota  
County of McKenzie

On this day personally appeared before me Ender Ilkay as President of PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 5<sup>th</sup> day of December, 2014.



Judy Boudreaux  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of  
Washington residing at McKenzie County  
North Dakota  
My appointment expires 03/07/19