

Amelia  
MTC 02009

After Recording Return To:

KFalls Washburn Hotel, LLC  
c/o: Sanjay Patel  
5225 Hwy 97 N  
Klamath Falls, OR 97601

2015-003617  
Klamath County, Oregon  
04/17/2015 04:02:32 PM  
Fee: \$52.00

All tax statements shall be  
sent to the following address  
until a change is requested:

Same as above.

### SPECIAL WARRANTY DEED – STATUTORY FORM

LAVA ROCK LLC, a Washington limited liability company, Grantor,  
conveys and specially warrants to

KEFALLS WASHBURN HOTEL, LLC, an Oregon limited liability  
company, Grantee.

the following described real property free of encumbrances created or suffered  
by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto and by reference made a part hereof as to  
the legal description of the property being conveyed herein

Before signing or accepting this instrument, the person transferring fee title should  
inquire about the person's rights, if any, under ORS 197.352. This Instrument will 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 approved uses and 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 197.352.

ENCUMBRANCES:

3,200,000.00

The true consideration for this conveyance is \$

100,000.00

Dated: 3-12-2015

5000

LAVA ROCK LLC.  
A Washington limited liability company

By: Mike Horton      Michael Thornton  
Title: MANAGING PARTNER



STATE OF OREGON      )  
   ) ss  
COUNTY OF ~~MULTNOMAH~~ Klamath )  
I certify that I know or have satisfactory evidence that Michael Thornton is the person who  
appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized  
to execute the instrument and acknowledged it as the Designated Signator of the corporation to be the free and  
voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: 2/12/2015  
Donna Jean Delorme  
Notary Public in and for the State of Oregon  
My appointment expires: May 26, 2018  
Residing at: 3920 S. Sixth St. Klamath Falls, N. 97603

**Exhibit "A"**

**Lots 7 and 8 TRACT 1293, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**