



THIS SPACE RESERVED FOR R

2015-003720
Klamath County, Oregon
04/21/2015 12:15:30 PM
Fee: \$47.00

After recording return to:

Pahlisch Homes, Inc., an Oregon corporation
63088 NE 18th St, Suite 100
Bend, OR 97701

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

Pahlisch Homes, Inc., an Oregon corporation
63088 NE 18th St, Suite 100
Bend, OR 97701

File No. 37212AM

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 55, in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of 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.

47amt

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 28th day of March, 2015.

PR Klamath Oregon Limited Partnership, a Nevada limited partnership

By: _____

Ender Ilkay, as President

State of Washington ss
County of Whatcom }

On this 28th day of March, 2015, before me, Mark E. Haman a Notary Public in and for said state, personally appeared Ender Ilkay, as President of PR Klamath Oregon Limited Partnership, a Nevada limited partnership, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mark E. Haman
Notary Public for the State of Washington
Residing at: Whatcom County
Commission Expires: 01-07-2019

Mark E. Haman

MARK E. HAMAN
Notary Public
State of Washington
My Commission Expires
January 07, 2019