



2015-010901
Klamath County, Oregon
10/02/2015 02:18:52 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

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. 56689AM

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:

**Lots 78 and 79, 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 . \$60,000.00

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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.

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 September, 2015

PR Klamath Oregon Limited Partnership, a Nevada limited partnership

By: [Signature]
Ender Ilkay, as President

State of WASHINGTON } ss.
County of WHATCOM }

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

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

[Signature]
Notary Public for the State of WASHINGTON
Residing at: CUSTER, WA
Commission Expires: 01/07/2019

Mark E. Haman

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