



2015-012933

Klamath County, Oregon

11/30/2015 02:00:20 PM

Fee: \$62.00

After Recording Return To:
Anabel Martinez
5241 Alva Ave
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

By and between

, as Grantor **PRIMESTAR FUND I TRS, INC**
PO Box 447
Odessa, FL 33556

and

, as Grantee **ANABEL MARTINEZ**
5241 Alva Ave
Klamath Falls, OR 97603

Until a change is requested, all tax statements
shall be sent to the following address:
Anabel Martinez
5241 Alva Ave
Klamath Falls, OR 97603

The true consideration for this conveyance is \$69,825.00.

5241 Alva Ave., Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

PRIMESTAR FUND I TRS, INC, whose mailing address is **PO Box 447, Odessa, FL 33556** ("Grantor"), conveys and specially warrants to **ANABEL MARTINEZ**, whose mailing address is **5241 Alva Ave, Klamath Falls, OR 97603** ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(Signature Page Follows)


Primestar Fund I TRS, Inc.

STATE OF: Florida

COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 18th day of November 2015

By: Jamie Ravel

as Authorized Agent of Primestar Fund I TRS Inc, on behalf of the corporation.


Notary Public for State of Florida

My Commission Expires: May 25 2018



EXHIBIT A

Legal Description

Lot 86, Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT B

Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.