



After recording return to:
Deborah Ann Campbell
P.O. Box 206
Philomath, OR 97370

Until a change is requested all tax
statements shall be sent to the
following address:
Deborah Ann Campbell
P.O. Box 206
Philomath, OR 97370

File No.: 7064-2601105 (SNB)
Date: February 18, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC and Dustin Ranch, LLC, Grantor,
conveys and warrants to **Deborah Ann Campbell**, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 5, TRACT 1387 - WHISPERING MEADOWS, according to the official plat thereofon file in
the office of the County Clerk, Klamath County, Oregon.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$52,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7064-2601105 (SNB)

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 4 day of March, 2016.

Obsidian Finance Group, LLC, Manager of Riley
Coyote, LLC

By: 

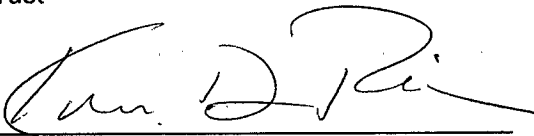
Name: Kevin D. Padrick
Title: Manager

Dustin Ranch, LLC

By: _____

Name: Daniel J. Cardot
Title: Member

By: Summit Accommodators Liquidating
Trust

By: 

Name: Kevin Padrick
Title: Liquidating Trustee

By: _____

Name: John A. Short
Title: Member

APN:

Statutory Warranty Deed
- continued

File No.: 7064-2601105 (SNB)

STATE OF Oregon)
)ss.
County of)

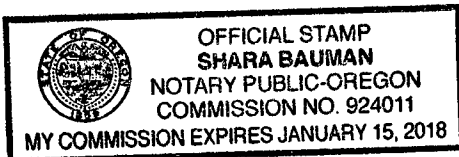
This instrument was acknowledged before me on this _____ day of _____, 20____
by **Daniel J. Cardot and John A. Short, Members of Dustin Ranch, LLC.**

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 4 day of March, 2016
by **Kevin Padrick, Liquidating Trustee for Summit Accommodators Liquidating Trust and as
Manager of Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC.**

Shara N. B. M.



Notary Public for Oregon
My commission expires: 1-15-18

APN:

Statutory Warranty Deed
- continued

File No.: 7064-2601105 (SNB)

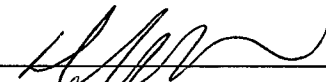
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Dated this 1st day of March, 2014.


Riley Coyote, LLC

Dustin Ranch, LLC

By: Obsidian Finance Group, LLC, Manager
of Riley Coyote, LLC

By: 
Name: Daniel J. Cardot
Title: Member

By: _____
Name: Kevin Padrick
Title: Liquidating Trustee

By: 
Name: John A. Short
Title: Member

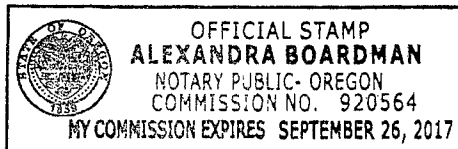
APN:

Statutory Warranty Deed
- continued

File No.: 7064-2601105 (SNB)

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 2 day of March, 2016
by ~~Daniel J. Cardot~~ and John A. Short, Members of Dustin Ranch, LLC.



[Signature]
Notary Public for Oregon
My commission expires: Sept-26, 2017

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Kevin Padrick, Liquidating Trustee for Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC.

Notary Public for Oregon
My commission expires:

06/10/2017