



2016-004095  
Klamath County, Oregon  
04/22/2016 01:31:36 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael H. Farwell and Yvonne M. Farwell

PO Box 3041

La Pine, OR 97739

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

Michael H. Farwell and Yvonne M. Farwell

PO Box 3041

La Pine, OR 97739

File No. 94201AM

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**STATUTORY WARRANTY DEED**

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

Grantor(s), hereby convey and warrant to

**Michael H. Farwell and Yvonne M. Farwell, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 18, WHISPERING MEADOWS, TRACT 1387, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2309-024C0-01100-000**

The true and actual consideration for this conveyance is \$53,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return to:

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 21<sup>st</sup> day of April, 2016.

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

By: [Signature]  
Kevin Padrick, Liquidating Trustee

State of Oregon OR } ss  
County of Clackamas }

On this 21<sup>st</sup> day of April, in the year 2016, before me, Karyn A. Wexted-Moscoe, a Notary Public in and for said state, personally appeared Kevin Padrick known or identified to me to be the Managing Member in the Limited Liability Company known as Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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 Oregon  
Residing at: 5 Centerpointe Drive, Ste 250, Lake Oswego, OR 97035  
Commission Expires: February 03, 2018

