

AmeriTitle
MTC 12021321

2017-001781
Klamath County, Oregon
02/21/2017 12:00:00 PM
Fee: \$47.00

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Avenue
Klamath Falls, OR 97601

GRANTOR:
CD DG Merrill, LLC,
a Texas limited liability company
4336 Marsh Ridge Road
Carrollton, TX 75010

GRANTEE:
DM McCosker, LLC,
a California limited liability company
908 Forest Lane
Alamo, CA 94507

SEND TAX STATEMENTS TO:
DM McCosker, LLC,
a California limited liability company
908 Forest Lane
Alamo, CA 94507

AFTER RECORDING RETURN TO:

Chicago Title
300 Maricella Ste. 800
Dallas, TX 75201

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CD DG Merrill, LLC, a Texas limited liability company, Grantor,

conveys and specially warrants to

DM McCosker, LLC, a California limited liability company, Grantee,

the following described real property free and clear of encumbrances created or suffered by the grantor
except as specifically set forth below:

Parcel 1 of Land Partition 19-15, a replat of Tracts 19 and 20 of Merrill Tract situated in the S1/2 of Section 2,
Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded December 8,
2015 in Volume 2015-013240, Microfilm Records of Klamath County, Oregon.

The true consideration for this conveyance is \$2,087,613.00

ENCUMBRANCES:

The property is subject to zoning restrictions, prohibitions and other requirements imposed by
governmental authorities, and any liens for ad valorem real property taxes for the year 2017 and
subsequent years, and to all restrictions, conditions, easements, leases, licenses and reservations,
whether or not of record.

1-7-17

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: February 14, 2017.

CD DG Merrill, LLC,
a Texas limited liability company

By: [Signature]
Steve Rumsey, President

STATE OF TEXAS
COUNTY OF DENTON

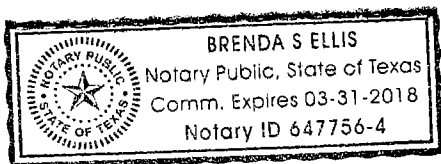
The foregoing instrument was acknowledged before me this 14th day of February, 2017, by Steve Rumsey, as President of CD DG Merrill, LLC, a Texas limited liability company, on behalf of the corporation, who did not take an oath and who:

X is/are personally known to me.

___ produced current _____ driver's license as identification.

___ produced _____ as identification.

(Notary Seal Must Be Affixed)



Brenda S. Ellis

Notary Public

Brenda S. Ellis

Name of Notary Printed

My Commission Expires: 3/31/2018

Commission Number: 647756-4