



00214855201700143860020028

Recording Requested By:
PD Investment Group, LLC

12/19/2017 09:39:27 AM

Fee: \$47.00

When recorded mail and
send tax statements to:
Gordon Speagle Jr.
608 West Healey #2
Champaign, IL 61820

APN: R117625

Prior Instrument Number: 2017-000723

Special Warranty Deed

For good and valuable consideration of Seven Thousand Two Hundred Fifty Dollars (\$7,250.00), the receipt and sufficiency of which is hereby acknowledged, I or we, PD Investment Group, a Limited Liability Corporation (GRANTOR), does hereby convey to Gordon Kent Speagle Junior, an individual, (GRANTEE), the following described real property situated in Klamath (COUNTY), Oregon (STATE):

The Real Property more particularly described as:
Township 38 Range 14, Block Section 5,
Tract S1/2 NE1/4 SE1/4 NE1/4 SE1/4 SE1/4 NE1/4
Being approximately 15 acres

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

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: 12/12/17

BY: _____

Ryan Pettitt, Member of
PD Investment Group, LLC

STATE OF Oregon)
) ss.
COUNTY OF Clackamas)

On December 12, 2017, before me, the undersigned Notary Public, personally appeared Ryan Pettitt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9.25.21

Jennifer Irene Gillham
Notary Public

