

2018-004038

Klamath County, Oregon

04/03/2018 01:41:00 PM

Fee: \$57.00

After recording, return to:

Holdings Adventure, LLC
2033 San Elijo Ave., #610
Cardiff, CA 92007

Until a change is requested,
All tax statements should be sent to:

Holdings Adventure, LLC
2033 San Elijo Ave., #610
Cardiff, CA 92007

Special Warranty Deed
Under ORS 93.855

The Grantor, Jon E. Klippel and Norma L. Klippel, conveys and specially warrants to the Grantee, Holdings Adventure, LLC, a Michigan Limited Liability Company, the following described real properties situated in Klamath County, Oregon:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full.

The true actual consideration for this conveyance is: \$2,021.24

This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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: 3/30/18



Grantor

Jon E. Klippel



Grantor

Norma L. Klippel

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

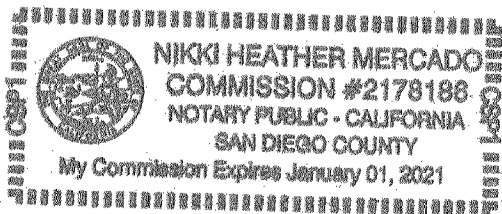
State of California
County of San Diego

On _____ before me, Nikki Heather Mercado, notary public
(here insert name and title of the officer), personally appeared _____
Jon E. Klippel and Norma L. Klippel

_____, who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Nikki Heather Mercado
Notary Public

My commission expires: 01-01-2021

Nikki Heather Mercado
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
<u>Jon E. & Norma Klippel</u>	<u>Holdings Adventure, LLC</u>
<u>1557 Loch Ness Drive</u>	<u>2033 San Elijo Ave., #610</u>
<u>Fallbrook, CA 92028</u>	<u>Cardiff, CA 92007</u>
<u>760-468-1420</u>	<u>760-487-8648</u>

EXHIBIT A

South ½ of the West ½ of Lot 13, Block 5, also known as Lot 13D, Block 5 Klamath Falls Forest Estate Sycan Unit as recorded in Klamath County, Oregon and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

Parcel ID: R-3513-03202-02600-000