



THIS SPACE RESERVED FOR

**2018-009521**

**Klamath County, Oregon**

**08/10/2018 01:58:01 PM**

**Fee: \$87.00**

After recording return to:

Dale R Watkins and Cindy C Watkins

PO Box 3093

La Pine, OR 97739

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

Dale R Watkins and Cindy C Watkins

PO Box 3093

La Pine, OR 97739

File No. 243756AM

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### STATUTORY WARRANTY DEED

**Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC as to a 40.45% interest  
SA Liquidating Trust Resolution, LLC, as to a 59.55% interest,**

Grantor(s), hereby convey and warrant to

**Dale R Watkins and Cindy C Watkins, 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 11, 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-2309-024C0-00600-000**

The true and actual consideration for this conveyance is \$59,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**



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 8th day of August, 2018.

Obsidian Finance Group LLC, by

✓ x David W. Brown  
David W. Brown, Member

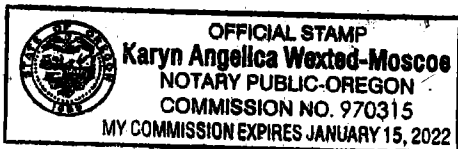
SA Liquidating Trust Resolution, LLC, by

✓ x David W. Brown  
David W. Brown, Member

State of Oregon } ss  
County of Clackamas

On this 8th day of August, in the year 2018, before me, Karyn Angelica Wexted-Moscoe, a Notary Public in and for said state, personally appeared David W. Brown, known or identified to me to be the Managing Member in the Limited Liability Company known as Obsidian Finance Group, LLC, who executed the foregoing instrument, and acknowledged to me that he 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.

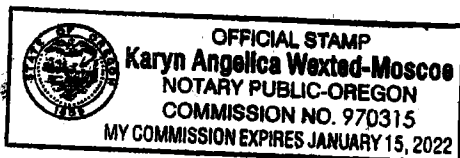


Karyn Angelica Wexted-Moscoe  
Notary Public for the State of Oregon  
Residing at: 5 Centerpoint Dr, Ste 250 Lake Oswego  
Commission Expires: 01/15/2022

State of Oregon } ss  
County of Clackamas

On this 8th day of August, in the year 2018, before me, Karyn Angelica Wexted-Moscoe, a Notary Public in and for said state, personally appeared David W. Brown, known or identified to me to be the Managing Member in the Limited Liability Company known as SA Liquidating Trust Resolution, LLC, who executed the foregoing instrument, and acknowledged to me that he 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.



Karyn Angelica Wexted-Moscoe  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_