

**2018-015148**

**Klamath County, Oregon**



00233480201800151480040047

12/20/2018 09:23:52 AM

Fee: \$97.00

After recording, return to:

Deborah Ann D'Amico  
2385 Cottage St. SE  
Salem, OR 97302

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

Deborah Ann D'Amico  
2385 Cottage St. SE  
Salem, OR 97302

**SPECIAL WARRANTY DEED**

Under ORS 93.855

The grantor,

PLR Holdings LLC, an Oregon Limited Liability Company  
PO Box 5963  
Bend, OR 97708

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Deborah Ann D'Amico, an unmarried woman  
2385 Cottage St. SE  
Salem, OR 97302

the following described real property situated in Klamath County, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lots 16 and 17 in Block 16 OREGON SHORES SUBDIVISION – Tract 1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973 in Volume 20, pages 21 and 22 of MAPS in the office of the County Recorder of said County.

Parcel ID: 228131 and 228140

MapTaxLot: 3507-006DA-05100 and 3507-006DA-05000

The true and actual consideration for this conveyance is \$9,300.00  
Nine thousand three hundred dollars

Source of Title:

See Exhibit A.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 13 day of December, 2018.

Patrice Anderson, Member, FLR Holdings LLC  
Signature

PATRICE ANDERSON, MEMBER, FLR HOLDINGS LLC  
Print name

GRANTOR  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Deschutes

On this 13 day of December, 2018, before me, Notary Public in and for said state, personally appeared Patrice Morrison Anderson

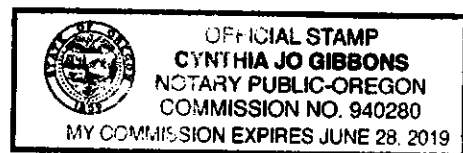
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me C.J. freely executed the same.

Signature: Cynthia Jo Gibbons

Print Name: CYNTHIA JO GIBBONS

Title: MSR

My commission expires: June 28, 2019



## **EXHIBIT A**

**Source of title:**

**Lot 16 in Block 16 OREGON SHORES SUBDIVISION – Tract #1053:**

**Being the same property conveyed by quitclaim deed from Klamath County (grantor) to PLR Holdings LLC (grantee), recorded April 23, 2018 as document 2018-004878 in the records of the Klamath County Clerk, Oregon.**

**Lot 17 in Block 16 OREGON SHORES SUBDIVISION – Tract 1053:**

**Being the same property conveyed by bargain and sale deed from Bruce and Patrice Anderson, husband and wife (grantor) to PLR Holdings LLC (grantee), recorded May 11, 2018 as document 2018-005812 in the records of the Klamath County Clerk, Oregon.**