

2019-001257

Klamath County, Oregon



00235505201900012570030030

02/11/2019 09:16:11 AM

Fee: \$92.00

After recording, return to:

Hilary M. Broadley
38070 Aspenwood Ct.
Chiloquin, OR 97624

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

Hilary M. Broadley
38070 Aspenwood Ct.
Chiloquin, OR 97624

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,

PLR Holdings LLC
PO Box 5963
Bend, OR 97708

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Hilary M. Broadley, a single woman
38070 Aspenwood Ct.
Chiloquin, OR 97624

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:

Lot 25, Block 1, Oregon Shores Tract 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Parcel ID: 224457

MapTaxLot 3507-006AC-01100

The true and actual consideration for this conveyance is \$2,500.00
Two thousand five hundred dollars

Source of Title:

Being the same property conveyed by warranty deed from Kenneth Ray Babione and Jennifer Babione, husband and wife, to PLR Holdings LLC, an Oregon Limited Liability Company, recorded August 28, 2018 as document 2018-010291 in the records of the Klamath County Clerk, Oregon.

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 5th day of February, 2019.

Patrice Anderson
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 5th day of February, 2019, before me, Notary Public in and for said state, personally appeared Patrice M Anderson

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

Signature: Allyson M Newlin

Print Name: Allyson M Newlin

Title: Notary

My commission expires: 03/02/2019

