

**2019-008355**

**Klamath County, Oregon**



00244214201900083550030039

07/24/2019 12:45:21 PM

Fee: \$92.00

After recording, return to:

Shane Co Welding  
260 American Canyon Road #29  
American Canyon, CA 94503

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

Shane Co Welding  
260 American Canyon Road #29  
American Canyon, CA 94503

**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,

Shane Co Welding  
260 American Canyon Road #29  
American Canyon, CA 94503

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:

Block 20, Lot 01, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Property ID: 361441

MapTaxLot: 3613-006C0-01300

The true and actual consideration for this conveyance is \$19,900  
Nineteen thousand nine hundred dollars

Source of Title:

Being the same property conveyed by warranty deed from Carrie Newton to PLR Holdings LLC, recorded 03/15/2019 as document 2019-002398 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 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 20 day of July, 2019.

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 20 day of July, 2019, before me, Notary Public in and for said state, personally appeared Patrice Anderson

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

Signature: Cynthia Jo Gibbons  
Print Name: Cynthia Jo Gibbons  
Title: MSR

My commission expires: June 9, 2023

