

MTC 3/7/19 4AM

RECORDING REQUESTED BY:

2019-014799

Klamath County, Oregon

12/19/2019 03:22:00 PM

Fee: \$92.00

**WHEN RECORDED MAIL TO:**

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

**Wildlife Unlimited, LLC**  
**2265 County Rd., 358**  
**Westcliffe, CO 81252**

Escrow No.: **OR-1876-YC**

Tax ID: **R891245**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

**Diplomat Property Manager, LLC.**, Grantor, conveys and specially warrants **Wildlife Unlimited, LLC** Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath Falls County, Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: **Lot 1129 PHS 13 Running Y, Klamath Falls OR 97601**

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$ 5,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant 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.

9244T

Dated: 12-4-19

Diplomat Property Manager, LLC

By Kirstie C

Authorized Signatory

**KIRSTIE CUNNINGHAM, Closing Manager**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Utah

County of Salt Lake

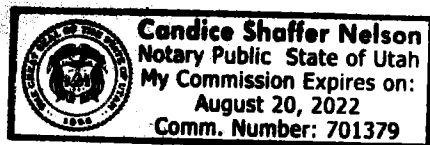
On 12-4-19 before me, CANDICE NELSON, Notary Public,  
personally appeared KIRSTIE CUNNINGHAM, Closing Manager for **Diplomat Property  
Manager, LLC.**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged 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 Utah that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Candice Nelson (Seal)

CANDICE NELSON



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1129, Running Y Resort, Phase 13, Tract 1429, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.