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09/08/2020 02:19:12 PM

Fee: \$87.00

**WHEN RECORDED MAIL ALL  
DOCUMENTS INCLUDING TAXES TO**

David Rose  
31869 Auberry Road  
Auberry, CA 93602

**SPECIAL WARRANTY DEED**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Mile High REI Group, LLC , a Colorado Limited Liability Corporation, (GRANTOR), does hereby convey to David Rose and Judy Rose, Joint Tenancy with Rights of Survivorship (GRANTEES), the following described real property situated in the county of Klamath, state of Oregon:

<b>Parcel ID</b>	<b>Recorder: Legal Description</b>
R883948	Lot 558 of Running Y Resort Phase 5, recorded May 18, 1998 according to the official plat in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO:**

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 4 of Ridge View Homesites to The Running Y Ranch Resort recorded June 1, 1998, all of which are hereby incorporated by reference into the body of this instruments as if the same were fully set forth herein.

**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO and accepted subject to any and all encumbrances, conditions, restrictions, reservations, easements, and set back lines, if any, relating to the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, except as to the reservations from and exceptions to conveyance and warranty by, through, and under Grantor but not otherwise. When the context requires, singular nouns and pronouns include the plural.

**Signature Page to Follow**

Dated: 6/10/20

Signature: [Signature]  
David G. VanSteenkiste (Managing Partner)  
Mile High REI Group LLC  
500 Westover Dr #12291  
Sanford, NC 27330

**Acknowledgment of Individual**

STATE OF Colorado

COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 6/10/2020 (date), by David G. VanSteenkiste (Managing Partner) Mile High REI Group LLC, who is personally known to me or who has produced Driver's License (type of identification) as identification.

[Signature]

**Notary Public**

Printed Name: Melodie Bushman

My Commission Expires: June 04, 2024

Commission # 20204019470

