

482438-AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**

R46PY, LLC, a Colorado limited liability company

**GRANTEE'S NAME:**

Jamie Sorina and Jennifer Spencer

**AFTER RECORDING RETURN TO:**

Jamie Sorina and Jennifer Spencer, not as tenants in common, but  
with the rights of survivorship  
389 Claremont Drive  
Brentwood, CA 94513

**SEND TAX STATEMENTS TO:**

Jamie Sorina and Jennifer Spencer  
389 Claremont Drive  
Brentwood, CA 94513

3808-015BB-07200

Cooper's Hawk Road, Klamath Falls, OR 97601

**2021-014326**

Klamath County, Oregon

09/20/2021 02:59:02 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

**R46PY, LLC, a Colorado limited liability company**, Grantor, conveys and specially warrants to **Jamie Sorina and Jennifer Spencer, not as tenants in common, but with the rights of survivorship**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 812, RUNNING Y RESORT, PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is Sixteen Thousand And No/100 Dollars **(\$16,000.00)**.

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

**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.**

# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 15, 2021

R46PY, LLC, a Colorado limited liability company

BY: [Signature]  
John Berkenkamp, Manager of Gilded Brush Inc., Member of R46PY, LLC

State of Colorado  
County of Jefferson

This instrument was acknowledged before me on September 15, 2021 by John Berkenkamp, Manager of Gilded Brush Inc., Member of R46PY, LLC

[Signature]  
Notary Public - State of Colorado

My Commission Expires: 3/10/25

