

2022-005340

Klamath County, Oregon

04/27/2022 10:54:01 AM

Fee: \$102.00

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

D.R. Horton, Inc.-Portland
4380 S Macadam, Suite 200
Portland, OR 97239
Attn: Amy Hanks Cornelius

After recording, send to:

D.R. Horton, Inc.-Portland
4380 S Macadam, Suite 200
Portland, OR 97239
Attn: Amy Hanks Cornelius

SPECIAL WARRANTY DEED

PR KLAMATH OREGON LIMITED PARTNERSHIP, a Nevada limited partnership, Grantor, conveys and specially warrants to D.R. HORTON, INC.-PORTLAND, Grantee, the real property described on **Exhibit A** attached hereto and incorporated herein, free of encumbrances created or suffered by the Grantor except as set forth on **Exhibit B** attached hereto and incorporated herein.

The true and actual consideration for this transfer is \$1,850,000.

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.

DATED this 25th day of April, 2022.


GRANTOR:

PR KLAMATH OREGON LIMITED PARTNERSHIP,
a Nevada limited partnership

By: PR Klamath General LLC,
a Nevada limited liability company

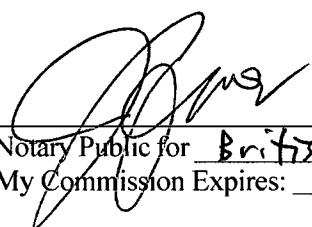
Its: General Partner

By: Mighty River Holdings Inc.,
a Nevada corporation
Its: Manager

By: 
Name: Ender Ilkay
Title: President

Province
STATE OF British Columbia)
County of Vancouver) ss.
City)

This instrument was acknowledged before me on the 25 day of April, 2022 by Ender Ilkay, Mighty River Holdings Inc., a Nevada corporation, which is the Manager of PR Klamath General LLC, a Nevada limited liability company, which is the General Partner of PR Klamath Oregon Limited Partnership, a Nevada limited partnership, on behalf of such limited partnership.


Notary Public for British Columbia
My Commission Expires: N/A

Joshua J. Lommer
Notary Public
British Columbia
3300 - 1021 W Hastings St.
Vancouver, BC
604-515-5600

EXHIBIT A To Deed

Legal Description

LOTS 1-6, 11-26, 28-31, 35, 42-44, 48-49, 62, 86 AND 87, INCLUSIVE, ALL IN TRACT 1473 - PHEASANT RUN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXHIBIT B To Deed

Permitted Exceptions

Easement as shown on the recorded plat/partition

For: Public Utility

Affects: See plat for exact location

Easement as shown on the recorded plat/partition

For: Drainage

Affects: See plat for exact location

Easement as shown on the recorded plat/partition

For: 1-C-3-A Drain

Affects: See plat for exact location

Restrictions shown on the recorded plat/partition of Tract 1473 Pheasant Run.

Memorandum of Annexation Agreement, including terms and provisions thereof.

Recorded: March 27, 2006 as M06-05599, records of Klamath County,
Oregon

Agreement for Release of Water and Drainage Rights, including terms and provisions thereof.

Recorded: September 25, 2006 as Volume 2006, Page 019155, records of
Klamath County, Oregon

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: November 21, 2006 as Volume 2006, Page 023337, records of
Klamath County, Oregon

Assignment and Assumption of Declarant Rights has been assigned to SA Group Properties, Inc., a Minnesota corporation, by Assignment recorded February 22, 2012, as Volume 2012, Page 001918, records of Klamath County, Oregon .

Association Statement of Information recorded May 15, 2013 as Document No. 2013-005478 and March 17, 2015 as Document No. 2015-002329.

Modification and/or amendment by instrument:

Recording Information: January 13, 2014 as Volume 2014, Page 000277, records of Klamath
County, Oregon

Regulations and Assessments of Tract 1473 Pheasant Run, as set forth in Declaration recorded November 21, 2006 as Volume 2006, Page 023337, records of Klamath County, Oregon.

Easement, including terms and provisions contained therein:

Recording Information: June 07, 2007 as Volume 2007, Page 010284, records of Klamath County, Oregon

In Favor of: United States of America

For: Permanent easement for 1-C-3-A Drain

Easement, including terms and provisions contained therein:

Recording Information: August 27, 2012 as Volume 2012, Page 009380, records of Klamath County, Oregon

In Favor of: Pheasant Run Homeowners Association

For: Entry sign and landscaping on Lot 1