

**2024-005490**

**Klamath County, Oregon**

**06/28/2024 12:06:02 PM**

**Fee: \$97.00**

After recording, return to:

Sonny Capital Group, LLC  
166 W. Washington St Suite 730  
Chicago, IL 60602

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

Sonny Capital Group, LLC  
166 W. Washington St Suite 730  
Chicago, IL 60602

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**Special Warranty Deed**  
**Under ORS 93.855**

The Grantor, Nadine Farkash, conveys and specially warrants to the Grantee, Sonny Capital Group, LLC, A Delaware Limited Liability Company, the following described real properties situated in Klamath County, Oregon:

Tax Assessor's Account No. R284070.

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full.

The true actual consideration for this conveyance is: \$1,500.00

This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants 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.

Dated: 8/31/2022

Nadine Farkash  
Grantor

Nadine Farkash

### Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Mendocino

On 2/3/22 before me, Dana Froneberger Notary Public (here  
insert name and title of the officer), personally appeared  
Nadine Farkash

, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Dana Froneberger  
Notary Public

My commission expires: 2/17/23

Dana Froneberger  
Type or Print Name

Grantor(s) Name, Address and phone:

Nadine Farkash  
370 El Rio Ct  
Ukiah, CA 95482

Grantee(s) Name, Address and Phone:

Sonny Capital Group, LLC  
166 W. Washington St Suite 730  
Chicago, IL 60602

## EXHIBIT A

A Portion of Lot 55, Block 6, Oregon Pines, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon, being more particular described as follows: beginning at the SW corner of lot 9 of said block G; thence N41° 34' 47" W, 588.40 feet to a line running from the

east quarter corner of section 16 to the NW corner of lot 12; thence N50° 14' 29" east, along said line, 643.60 feet; to the northwest corner of lot 12; thence S 09° 14' 29" west, along the westerly line of lot 12, 394.08 feet to the northwest corner of lot 11, thence south 14° 20' 43" east, along the westerly line of lot 11, 314.82 feet to the northwest corner of lot 9, thence S 45° 42' 51" west, along the northwesterly line of lot 9, 183.94 feet to the point of beginning, subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.