

NS

Vol M03 Page 19364

STATE OF OREGON,

1..

COUNTRYWIDE HOME LOANS

Grantor's Name and Address

RICHARD & JUDY ORTH150 NE GINSENG DRIVEESTACADA OR 97023

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVESPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/31/2003 2:28 p.m.Vol M03 Pg 19364-65

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BANK OF NEW YORK, AS TRUSTEEhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD LEE ORTH AND JUDY J. ORTH, HUSBAND AND WIFEhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 1, BLOCK 1, ROBERTS RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 124,900.00. [Ⓞ] However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. [Ⓞ] (The sentence between the symbols [Ⓞ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 18th day of MARCH 2003, ~~18~~; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BANK OF NEW YORK, AS TRUSTEE by Countrywide Home Loans, Inc. as Attorney-In-Fact

BY:

Cherie Hagen, Vice PresidentCALIFORNIA
STATE OF ~~OREGON~~, County of VenturaThis instrument was acknowledged before me on March 18, 19 03,
by Cherie HagenThis instrument was acknowledged before me on MARCH 18, 2003, 19____,
by Cherie Hagenas Vice Presidentof Countrywide Home Loans, Inc.

Notary Public for Oregon

My commission expires 9-22-06

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Ventura

} ss.

On March 18, 2003 before me, Tania Arias, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Cherie Hagen

Name(s) of Signer(s)

☒ personally known to me☐ 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.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here