

2006-020734

Klamath County, Oregon



00006354200600207340020020

10/16/2006 03:05:01 PM

Fee: \$26.00

Order No. 875104

Escrow No. _____

Loan No. _____

WHEN RECORDED MAIL TO GRANTEE: and send taxes:

Bradley Kramer and Susan Kramer

1713 Harmony Ln, Klamath Falls, OR 97601

1640595 State of Oregon

APN: _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Cartus Financial Corporation*, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bradley Kramer and Susan Kramer

*formerly known as Cendant Mobility Financial Corporation
Hereinafter called the 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the 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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 389,000.00. 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 23 day of June, 2006 if a corporate grantor, 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 DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Maryjell Maryjell
Cartus Financial Corporation BY
AUTHORIZED SIGNATORY OF
LANDWAY SETTLEMENT SERVICES COMPANY
AS ATTORNEY-IN-FACT.

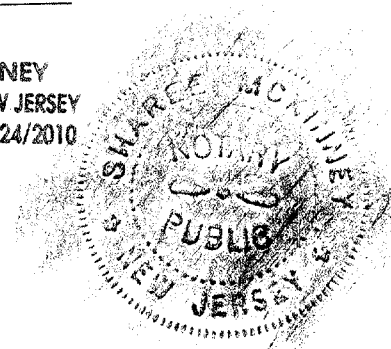
STATE OF New Jersey
COUNTY OF Burlington SS.

On 6/23, 2006, before me, Sharee McKinney, personally appeared, Maryjell, personally known to me (or 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 Sharee McKinney My Commission Expires: _____

SHAREE MCKINNEY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/24/2010



26-F

EXHIBIT A

LEGAL DESCRIPTION:

Lot 12, Tract 1309-Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.