

MTC77874

2007-004377

Klamath County, Oregon

RECORDING REQUESTED BY
Fidelity National Title Company of Oregon

GRANTOR'S NAME
PMI Mortgage Insurance

GRANTEE'S NAME
Nelson C. Amaya

Until Further Notice Send Future Tax Statements To:
Mr. Nelson C. Amaya
5322 Mahan Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Mr. Nelson C. Amaya
5322 Mahan Avenue
Klamath Falls, OR 97601



03/14/2007 03:49:58 PM

Fee: \$21.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

PMI Mortgage Insurance, a Corporation, Grantor, conveys and specially warrants to

Nelson C. Amaya, Grantee, the following described real property, free and clear of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon,

Lot 20, Block 27, WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

Reservations and restrictions of public record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$107,000.00 (See ORS 93.030)

DATED: March 7
February 22, 2007

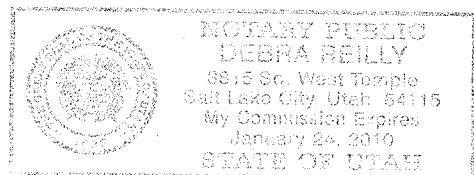
PMI Mortgage Insurance

By: [Signature]
CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF ~~OREGON~~ UTAH
COUNTY OF SALT LAKE
This instrument was acknowledged before me on
March 7, 2007
by CHERYL E. KRUEGER, DOC. CONTROL OFFICER

This instrument was acknowledged before me on

by _____
as _____
of _____
[Signature]
Notary Public for ~~Oregon~~ UTAH
My Commission Expires: _____



21