

2007-011288
Klamath County, Oregon



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06/22/2007 03:40:35 PM

Fee: \$26.00



After Recording Return To:
Aspen Title & Escrow
525 Main St
Klamath Falls OR 97601

Send Tax Statements To:
Kenneth H. Keeney
PO Box 241
Sutherlin OR 97479

Title Order No.
Escrow No. 26-55917
Tax Account No.

ATE: 63635

SPECIAL WARRANTY DEED
(ORS 93.855)

Champion Mortgage, a Division of Key Bank, National Association, Successor to the
Interests of Champion Mortgage Co., Inc., a corporation, Grantor, conveys and specially
warrants to Kenneth H. Keeney and Norma J. Keeney, as tenants by the entirety, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor
except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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 consideration for this conveyance is \$75,000.00.

Dated this 20 day of JUNE, 2007.

CHAMPION MORTGAGE, A DIVISION OF KEY BANK, NATIONAL ASSOCIATION,
SUCCESSOR TO THE INTERESTS OF CHAMPION MORTGAGE CO., INC.

ANN M. REFF
Assistant Vice President #14686

as _____
for HSBC Mortgage
Corporation (USA), Attorney in Fact

State of NEW YORK, County of ERIE)ss.

This instrument was acknowledged before me on JUNE 20, 2007
by ANN M REFF as ASST-V.P. for HSBC Mortgage
Corporation (USA), as Attorney in Fact, of Champion Mortgage, a Division of Key Bank,
National Association, Successor to the Interests of Champion Mortgage Co., Inc..

Notary Public

My commission expires: 10/31/2009

ROBERTA G. OLIVER
Notary Public, State of New York
Qualified in this County
My Commission Expires Dec 31, 2009

#26-4

Title No.

Escrow No. 26-55917

EXHIBIT 'A'

Legal Description:

Lot 68, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,
according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

The said property is free from encumbrances except:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.