

2008-003113

Klamath County, Oregon



03/11/2008 03:51:59 PM

Fee: \$26.00



After recording return to:
John E. Williams, III and Tia L.
Williams
7138 Sierra Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
John E. Williams, III and Tia L.
Williams

7138 Sierra Place
Klamath Falls, OR 97603

File No.: 7014-1143300 (kap)

Date: February 04, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Residential Funding Company, LLC fka Residential Funding Corporation, Grantor, conveys and specially warrants to **John E. Williams, III and Tia L. Williams**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LOT 18 IN BLOCK 1 OF TRACT 1116, SUNSET EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

F26-

APN: R567069

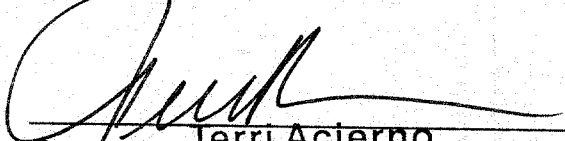
Statutory Special Warranty Deed
- continued

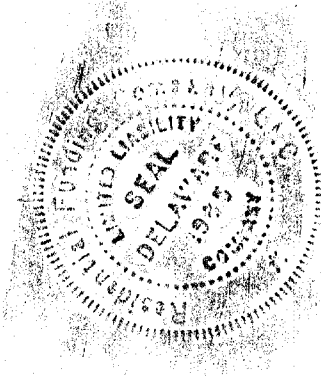
File No.: 7014-1143300 (kap)
Date: 02/04/2008

The true consideration for this conveyance is **\$216,000.00**.

Dated this 4th day of February, 2008.

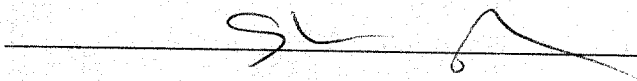
Residential Funding Company, LLC fka Residential
Funding Corporation


By: Terri Acierno



STATE OF CA)
County of San Diego)ss.

This instrument was acknowledged before me on this 4th day of February, 2008
by Terri Acierno as AVP of Residential
Funding Company, LLC fka Residential Funding Corporation, on behalf of the Corporation.


Notary Public for
My commission expires:

