

MTC81774

2008-005517

Klamath County, Oregon



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04/15/2008 03:21:36 PM

Fee: \$21.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Deutsche Bank Trust Company Americas,  
Formerly known as Banker's Trust Company, as  
Trustee and Custodian

GRANTEE'S NAME:

~~James R.~~ / ~~James R.~~ / James Migliaccio

SEND TAX STATEMENTS TO:

~~James R.~~ / ~~James R.~~ James Migliaccio  
3610 Grenada Ave  
Klamath Falls, Or 97601

AFTER RECORDING RETURN TO:

~~James R.~~ / ~~James R.~~ James Migliaccio  
3610 Grenada Ave  
Klamath Falls, Or 97601

Escrow No: 20080002685-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

Deutsche Bank Trust Company Americas, Formerly known as Banker's Trust Company, as Trustee and Custodian, Grantor, conveys and specially warrants to  
James R.

~~James R.~~ / ~~James R.~~ / James Migliaccio, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 9, Block9, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: NONE

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, 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, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$63,000.00.

Dated APRIL 9, 2008; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Deutsche Bank Trust Company Americas,  
Formerly known as Banker's Trust Company, as  
Trustee and Custodian

BY: 

ITS: LaDee L. Taylor

**Assistant Vice President**

State of Colorado  
County of Jefferson

This instrument was acknowledged before me on 9 April 2008 by  
LaDee L. Taylor  
as Assistant Vice President of \_\_\_\_\_

Alicia Knapp  
Notary Public - State of Oregon

My commission expires: 10/01/2011

ALICIA KNAPP  
Notary Public  
State of Colorado

21FMT