



After recording return to:  
Jim Leming  
2005 Vine Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Jim Leming  
2005 Vine Avenue  
Klamath Falls, OR 97601

File No.: 7014-1162840 (kap)  
Date: April 16, 2008

2008-006814

Klamath County, Oregon



00045820200800068140030037

THIS SPACE

05/08/2008 02:41:36 PM

Fee: \$31.00

### STATUTORY SPECIAL WARRANTY DEED

**U.S. Bank National Association, as trustee, Grantor, conveys and specially warrants to Karen L. Kaelke and Wallace L. Kaelke, as tenants by the entirety, and James O. Leming, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

**THE SOUTH 85 FEET OF LOT 519, BLOCK 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**NOTE: "This legal description was created prior to January 01, 2008".**

**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.

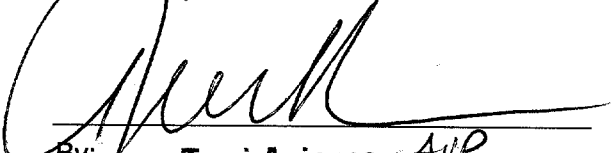
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

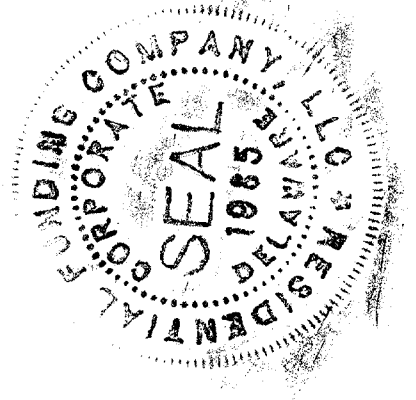
The true consideration for this conveyance is **\$99,900.00**.

Dated this 16 day of April, 2008.

U.S. Bank National Association, as Trustee

By: Residential Funding Corporation as  
attorney in fact

  
By: Terri Acierno *AVP*



STATE OF ca )  
County of San Diego ) ss.

This instrument was acknowledged before me on this 16 day of April, 2008  
by Terri Acierno as AVP, for  
Residential Funding Corporation of U.S. Bank National Association, as Trustee, on behalf of the  
Corporation.

Sh  
Notary Public for ca  
My commission expires: 11-30-11

