

MTC 81946

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Novastar Mortgage

GRANTEE'S NAME:
Wesley Owen and Tashia Owen

SEND TAX STATEMENTS TO:
Wesley Owen and Tashia Owen
4149 Summers Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Wesley Owen and Tashia Owen
4149 Summers Lane
Klamath Falls, OR 97603

Escrow No: 20080004148-FTPOR10

2008-007908
Klamath County, Oregon



05/30/2008 02:57:43 PM

Fee: \$26.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Novastar Mortgage

Grantor, conveys and specially warrants to

~~Wesley Owen and Tashia Owen~~

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

Lot 14. OF SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES:
Matters as disclosed by public records.

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 \$138,000.00.

Dated 5/27/08 if a corporate grantor, it has caused its name to be signed by order of its board of directors

Novastar Mortgage

BY: _____

By: Jon Downing
Its Authorized Signatory

State of Kansas
County of Johnson

This instrument was acknowledged before me on May 27, 2008 by
Son Downing

as AVP of Saxon

Alicia K. Lugenbeel
Alicia K. Lugenbeel Notary Public - State of Kansas
My commission expires: 03/11/2012

