

2008-011224

Klamath County, Oregon



00051139200800112240020029



THIS SPACE

08/07/2008 02:01:33 PM

Fee: \$26.00

After recording return to:
Chris D. Bader
15446 SE Honeysuckle Way
Clackamas, OR 97015

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

Chris D. Bader
15446 SE Honeysuckle Way
Clackamas, OR 97015

File No.: 7072-1171592 (CJS)

Date: June 27, 2008

Consideration: \$220,000.00

STATUTORY SPECIAL WARRANTY DEED

GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation

Corporation, Grantor, conveys and specially warrants to **Chris D. Bader**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LOT 39, PERRY'S ADDITION TO LLOYD'S TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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.

FLV

APN: R552495

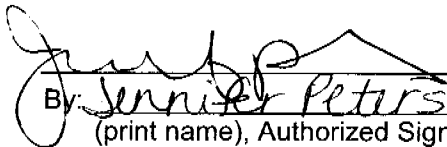
Statutory Special Warranty Deed
- continued

File No.: 7072-1171592 (CJS)
Date: 06/27/2008

The true consideration for this conveyance is **\$220,000.00**.

Dated this 5 day of August, 2008.

GMAC Mortgage, LLC successor by merger to
GMAC Mortgage Corporation, a corporation


By Jennifer Peters LSO
(print name), Authorized Signor

STATE OF ~~Oregon~~ Texas)
County of ~~Klamath~~ Dallas) ss.

This instrument was acknowledged before me on this 5 day of August, 2008
by Jennifer Peters LSO (print name) as Authorized Signor of GMAC Mortgage, LLC successor
by merger to GMAC Mortgage Corporation, on behalf of the corporation.



Notary Public for ~~Oregon~~ Texas
My commission expires: 9-3-11

