



After recording return to:  
James R. Stroh  
529 Torrey Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
James R. Stroh  
529 Torrey Street  
Klamath Falls, OR 97601

File No.: 7014-1244402 (MR)  
Date: July 18, 2008

2008-011291

Klamath County, Oregon



00051221200800112910020027

08/08/2008 03:17:40 PM

Fee: \$26.00

THIS SPA

### STATUTORY SPECIAL WARRANTY DEED

**Aurora Loan Services, LLC**, Grantor, conveys and specially warrants to **James R. Stroh, an unmarried man**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LOT 9, BLOCK 6, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, 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. Fiscal year real property taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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.

Dated this 2nd day of July, 2008.

Aurora Loan Services, LLC

By: US Real Estate Services, as Agent and  
Attorney-in-Fact

By: [Signature]  
Title: \_\_\_\_\_

STATE OF California )  
County of ORANGE )ss.

This instrument was acknowledged before me on this 2nd day of July, 2008  
by RIMSIWUP as Authorized Sign US Real Estate Services, on behalf of the Aurora Loan  
Services, LLC.

[Signature]  
Notary Public for Oregon  
My commission expires:

California  
January 17, 2009

