

2008-011503

Klamath County, Oregon



00051474200800115030030036



THIS SPACE

08/13/2008 11:25:14 AM

Fee: \$31.00

After recording return to:  
Teri Donyce Winter  
1840 Fremont Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Teri Donyce Winter  
1840 Fremont Street  
Klamath Falls, OR 97601

File No.: 7088-1220897 (DSS)  
Date: August 07, 2008

### STATUTORY SPECIAL WARRANTY DEED

**Deutsche Bank National Trust Company, as trustee**, Grantor, conveys and specially warrants to **Teri Donyce Winter**, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LOT 10, BLOCK 30, HOT SPRINGS 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:**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$105,000.00**.

131-

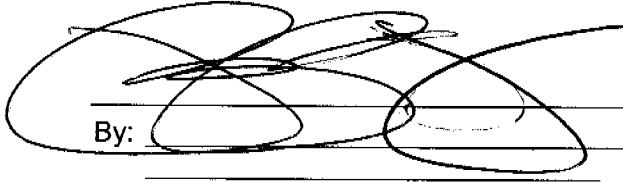
APN: R216750

Statutory Special Warranty Deed  
- continued

File No.: 7088-1220897 (DSS)  
Date: 08/07/2008

Deutsche Bank National Trust Company, as trustee

By JPMorgan Chase Bank,  
N.A. As Attorney-In-Fact

By: 

RICHARD ALEXANDER, ASST. VICE PRESIDENT

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_ of Deutsche  
Bank National Trust Company, as trustee, on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
for \_\_\_\_\_

My commission expires:  
\_\_\_\_\_

*ll. All Attached*

## ACKNOWLEDGMENT

State of California

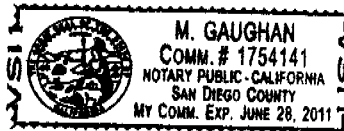
County of San Diego

On August 12, 2008 before me, M. Gaughan  
(insert name and title of the officer)

personally appeared Richard Alexander  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

M. Gaughan

(Seal)

OR 97601

Statutory Special warranty deed - property: 1840 Fremont St. Klamath Falls