

2008-013946

Klamath County, Oregon



00054524200800139460030039

10/09/2008 11:52:22 AM

Fee: \$31.00



After recording return to:
Kenneth R. Preskitt and Douglas E.
Graeber
2371 NW Lakeside Place
Bend, OR 97701

Until a change is requested all tax statements
shall be sent to the following address:
Kenneth R. Preskitt and Douglas E.
Graeber
2371 NW Lakeside Place
Bend, OR 97701

File No.: 7014-1276614 (kap)
Date: October 06, 2008

THIS SPACE

STATUTORY SPECIAL WARRANTY DEED

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Grantor, conveys and specially warrants to **Kenneth R. Preskitt and Douglas E. Graeber, tenants in common,** Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 12, BLOCK 13, WEST CHILOQUIN, 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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R200758

Statutory Special Warranty Deed
- continued

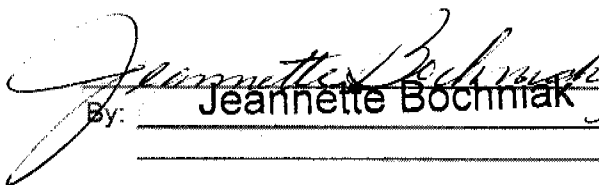
File No.: 7014-1276614 (kap)
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON 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 7 day of Oct, 2008.

The Bank of New York Mellon Trust Company, National
Association fka The Bank of New York Trust Company,
N.A. as successor to JPMorgan Chase Bank N.A. as
Trustee

By: Residential Funding Corporation as
attorney in fact


By: Jeannette Bochniak AVD

APN: R200758

Statutory Special Warranty Deed
- continued

File No.: 7014-1276614 (kap)
Date: 10/06/2008

STATE OF CA)
County of San Diego) ss.
)

This instrument was acknowledged before me on this 7 day of Oct, 2008
by Jeannette Bochniak as JVP, for
Residential Funding Corporation as attorney in fact of The Bank of New York Mellon Trust Company,
National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase
Bank N.A. as Trustee, on behalf of the Corporation.

Shawn Jimenez
Notary Public for ca
My commission expires: 11.30.11

