

UTC 83673-US

2008-014799

Klamath County, Oregon



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10/31/2008 01:27:21 PM

Fee: \$31.00

Grantor's Name and Address

Sutton Funding, LLC
c/o HomEq, 4837 Watt Avenue, #100, North Highlands,
CA 95660

Grantee's Name and Address

After recording return to:

~~Trustees of the Steve and JoAnne Carson~~
~~Trust~~

~~13967 Hill Road~~

~~Klamath Falls, OR 97603~~

Name, Address, Zip

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

~~same as above~~

Name, Address, Zip

589822 410023295

SPECIAL WARRANTY DEED - STATUTORY FORM
(CORPORATION)

KNOW ALL BY THESE PRESENTS that Sutton Funding, LLC, hereinafter called grantor, for the consideration hereinafter stated, to Grantor, conveys and specially warrants to Steven M. Carson and JoAnne Carson - Trustees of the Steve and JoAnne Carson Trust yda January 6, 2005 ***

Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 6 Block 100, Buena Vista Addition to the city of Klamath Falls, According to the official Plat thereof on file in the office of the clerk of Klamath County Oregon. Code 001 Map 3809-032BB TL 01300 Key#409383

****and their successors in trust**

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of

31 Amt

title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

The true consideration for this conveyance, \$ 80,500.00 (Here comply with the requirements of ORS 93.030.)

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.

Sutton Funding, LLC



Printed Name: Michele M. Curtis

Assistant Secretary

STATE OF _____, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____, _____
by: _____ as _____
of Sutton Funding, LLC.

Seal

.....
Notary Public for
My commission expires:

State of California }
County of Sacramento } ss.

On 10-30-08, before me, H. Clapp, Notary Public, personally appeared Michele M. Curtis, 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.

Notary signature

H. Clapp

