

2008-015063

Klamath County, Oregon



00055848200800150630030037

11/06/2008 11:38:47 AM

Fee: \$31.00



After recording return to:
Craig Hansen
1328 Carlson Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Craig Hansen
1328 Carlson Drive
Klamath Falls, OR 97603

File No.: 7014-1304590 (kap)
Date: November 04, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

LaSalle Bank N.A., as Trustee, Grantor, conveys and specially warrants to **Craig Hansen**, 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 18 OF MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. (PLAT VOLUME 10, PAGE 27)

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.

The true consideration for this conveyance is **\$142,000.00**. (Here comply with requirements of ORS 93.030)

531-

APN: R452352

Statutory Special Warranty Deed
- continued

File No.: 7014-1304590 (kap)
Date: 11/04/2008

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 4 day of November, 2008.

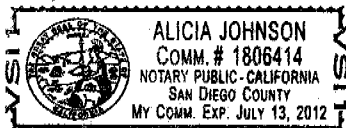
LaSalle Bank N.A., as Trustee

By: Residential Funding Corporation as
attorney in fact

Jeannette Bochniak
By: Jeannette Bochniak
AVP

STATE OF CA)
County of San Diego) ss.

This instrument was acknowledged before me on this 4 day of November, 2008
by Jeannette Bochniak as
AVP, for Residential Funding Corporation of LaSalle Bank
N.A., as Trustee, on behalf of the Corporation.



Alicia Johnson
Notary Public for CA
My commission expires: 7/13/12

APN: R452352

Statutory Special Warranty Deed
- continued

File No.: 7014-1304590 (kap)
Date: 11/04/2008

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