



THIS SP.

**2008-017004**

**Klamath County, Oregon**



00058124200800170040020021

12/31/2008 11:23:36 AM

Fee: \$26.00

After recording return to:

Valerie Morehouse

5241 Shasta Way

Klamath Falls, OR 97603

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

Valerie Morehouse

5241 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT83973-KR

Title No. 0083973

SPECIAL-EM

### **SPECIAL WARRANTY DEED**

**Wachovia Mortgage FSB, FKA World Savings Bank, FSB**, Grantor(s) hereby grant, bargain, sell and convey to **Isabel Rodriguez, as to an undivided 1/2 interest and Valerie Morehouse, as to an undivided 1/2 interest**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

#### **LEGAL DESCRIPTION**

A parcel of land situate in the SE1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1564 feet East and 380 feet South of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, thence East 50 feet; thence North 100 feet; thence West 50 feet; thence South 100 feet to the place of beginning.

Grantor is lawfully seized in fee simple on the above granted premises and **SUBJECT TO:** all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$42,000.00**.

26AmT

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 16 day of December, 2008

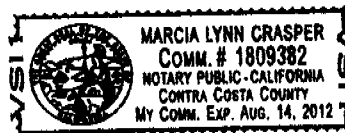
Wachovia Mortgage FSB, FKA World Savings Bank, FSB

BY:

Rae Trujillo, Vice President/REO Area Sales Manager

BY:

David Smith, Sales Representative



State of CALIFORNIA

County of CONTRA COSTA

This instrument was acknowledged before me on December 16, 2008 by Rae Trujillo, as Vice President<sup>\*</sup> and David Smith, as Sale Representative for Wachovia Mortgage FSB, FKA World Savings Bank, FSB.

<sup>\*</sup>and REO Area Sales Manager

Marcia Lynn Crasper  
(Notary Public)

My commission expires 8/14/12