

UTC 83569

2008-017044

Klamath County, Oregon



00058165200800170440040041

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
AmeriTitle # 0083569

12/31/2008 02:19:51 PM

Fee: \$36.00

GRANTOR'S NAME:  
Beneficial Oregon, Inc.

GRANTEE'S NAME:  
Tami D. Fikstad, an individual

SEND TAX STATEMENTS TO:  
Tami D. Fikstad, an individual  
33740 Sundance Drive  
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:  
Tami D. Fikstad  
33740 Sundance Dr  
Chiloquin, OR 97624  
Escrow No: 4608005628-FTEUG03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Beneficial Oregon, Inc.

Grantor, conveys and specially warrants to

Tami D. Fikstad, an individual

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 32, Block 31, Tract 1184, OREGON SHORE S UNIT 2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Map/Tax Acct No. 3507-017CB-01300-000  
Commonly known as: 34407 Parkside Place, Chiloquin, OR 97624

ENCUMBRANCES:  
Covenants, conditions, restrictions and easements on record.

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.

The true consideration for this conveyance is \$ 111,750.00.

Dated December 22, 2008; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon, Inc.

BY:

Name and Title

Alexandra Medina, Vice President

36pmf

State of Colorado

County of Jefferson

On this 23rd day of December, 2008, before me appeared

Alexandra Medina, Vice President

and \_\_\_\_\_ both to me personally known, who being duly sworn, did say that he, the said \_\_\_\_\_ is the \_\_\_\_\_ President, and he, the said \_\_\_\_\_

\_\_\_\_\_  
Secretary \_\_\_\_\_ of Fidelity National Asset Management Solutions, Inc. the within named Corporation, and that the seal affixed to said attorney in fact for Beneficial Oregon Inc.

instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of

said Corporation by authority of its Board of Directors, and Alexandra Medina, Vice President and

\_\_\_\_\_ acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Cheryl A. Anderson  
**Cheryl A. Anderson**, Notary Public - State of Oregon  
My commission expires: 6/26/09



Return to: Fidelity Nat'l Asset Mgmt.  
Odetta Kapatayes  
10385 Westmoor Dr., Suite 100  
Westminster, CO 80021

## LIMITED POWER OF ATTORNEY

Beneficial Oregon, Inc. DBA Beneficial Mortgage Co. hereinafter, "Company"), a corporation with its principal place of business located at 931 Corporate Center Drive, Pomona, California 91768, constitutes and appoints all individuals with the signatory authority of Regional Vice President, Vice President, Assistant Vice President or above who are employees of Fidelity National Asset Management Solutions, Inc. and such other person or persons as any of them shall designate from time to time, and each of them, any of whom may act alone, the true and lawful attorneys-in-fact of Company, with respect to any interest that Company currently has or hereafter may have to do or perform in the name, place and stead and for its use and benefit, to execute, endorse and acknowledge all documents customarily and reasonably necessary and appropriate for the facilitation of the disposal of properties owned by or serviced by the Company. Such power shall include, but not be limited to the following:

1. The facilitation of the marketing and disposal of properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties, for such price and to such person or persons as the attorney in fact shall deem proper and convenient, including the execution, acknowledgement, delivery, filing, and recordation of a deed or deeds of conveyance, agreements of sale and other ancillary documents necessary for the absolute sale and disposal of the properties, or any part thereof, with such clause or clauses, and agreement or agreements as the attorney in fact shall deem proper and expedient. To perform all other acts necessary to be done in regard to such powers, as amply and fully to all intents and purposes as the Company could do if personally present.
2. The facilitation of the maintenance of properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties, including the making of any contract or agreement that, in the opinion of the attorney in fact, is necessary or proper to be entered into for the repair or maintenance of such properties, and pursuant thereto, to execute any and all papers or documents pertaining to any such repair or maintenance and in connection with this to do all acts necessary to execute, deliver, acknowledge, file and record such papers or documents when necessary;
3. The facilitation of the collection, demand and other actions necessary or desirable to collect any or all sums of money that may now be or hereafter become due and owing pursuant to rental arrangements and mortgage or hazard insurance contracts;
4. The facilitation of the eviction of occupants from properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties and the oversight of contested litigation matters relating to properties owned by the Company or serviced by the Company for others as previously set forth;
5. The facilitation of any special Company financing Company may offer with respect to the sale of properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties; and
6. The endorsement, cashing, negotiating and dealing with all checks, money orders and other forms of payment of any kind in connection with the facilitation of the marketing and disposal of properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties.

The undersigned gives to said attorneys-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming that all said attorneys-in-fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney upon the exercise of such power of the attorneys-in-fact that all conditions precedent to such exercise of power have been satisfied and that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise utilizing the same.

IN WITNESS WHEREOF, the undersigned, Rosie Esparza has caused these presents to be signed in its name by its undersigned officers, and its seal affixed this **March 5, 2003**

**Beneficial Mortgage of Idaho, Inc.**

Attest: Rosie Esparza

Name: Rosie Esparza

Title: Senior REO Assistant

{CORPORATE SEAL}

By: [Signature]

Name: Ashraf Ibrahim

Title: Assistant Vice President

Witness: [Signature]

Witness: [Signature]

State of California §  
§ ss.  
County of Los Angeles §

On this 18 day of March, 2003, before me, the undersigned, personally appeared, **Ashraf Ibrahim**, Assistant Vice President, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned at 931 Corporate Center Drive, Pomona, California.

WITNESS my hand and official seal.

[Signature]

My Commission Expires:

11-12-05

