

2009-002455
Klamath County, Oregon



00061020200900024550030037



After recording return to:
Earl Brandt
1531 Avalon Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Earl Brandt
1531 Avalon Street
Klamath Falls, OR 97603

File No.: 7012-1286579 (kap)
Date: January 26, 2009

THIS SPACE

02/18/2009 11:41:56 AM

Fee: \$31.00

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank National Association as Trustee, Grantor, conveys and specially warrants to **Earl Brandt**, 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 4 IN BLOCK 1 OF SUNNYLAND, A SUBDIVISION OF THE SOUTH 10 ACRES OF TRACT 31 OF ENTERPRISE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF KLAMATH COUNTY, OREGON.

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 **\$74,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R444451

Statutory Special Warranty Deed
- continued

File No.: 7012-1286579 (kap)
Date: 01/26/2009

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 _____ day of _____, 20____.

U.S. Bank National Association as Trustee

By: Residential Funding Corporation as
attorney in fact

Lisa Sader

By: _____
Processing Management
Asst. Junior Officer

STATE OF Connecticut

County of Hartford

ss.)
)

This instrument was acknowledged before me on this 27th day of JANUARY, 2009
by Lisa Sader as Proc Man, for Residential
Funding Corporation as attorney in fact of U.S. Bank National Association as Trustee, on behalf of the
Corporation.

Notary Public for
My commission expires:

Page 3 of 3

Denise Antunes
Notary Public
State of Connecticut
My Commission Expires
June 30, 2009

APN: **R444451**

Statutory Special Warranty Deed
- continued

File No.: **7012-1286579 (kap)**
Date: **01/26/2009**