

2009-003495

Klamath County, Oregon



00062249200900034950020028

03/11/2009 11:32:46 AM

Fee: \$26.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Beneficial Oregon, Inc. an Oregon Corporation,
DBA Beneficial Mortgage Co.

GRANTEE'S NAME:

Charles R. McKinnon and Mary E. McKinnon

SEND TAX STATEMENTS TO:

Charles R. McKinnon and Mary E. McKinnon
P O BOX 566

PARADISE, CA 95967AFTER RECORDING

RETURN TO:

Charles R. McKinnon and Mary E. McKinnon
P O BOX 566

PARADISE, CA 95967Escrow No:

20080003802-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Beneficial Oregon, Inc. an Oregon Corporation, DBA Beneficial Mortgage Co., Grantor, conveys and specially warrants to

Charles R. McKinnon and Mary E. McKinnon, Husband and wife, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 3 in Block 11 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Reservations of public 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 \$22,000.00. \$19,500.00

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. an Oregon Corporation, n
DBA Beneficial Mortgage Co.

BY: Dana M. Sacks

ITS: Dana M. Sacks
Asst. Vice President

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by

as _____ of _____.

, Notary Public - State of Oregon
My commission expires:

26AMT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Dec. 22, 2008 before me,

Date

personally appeared

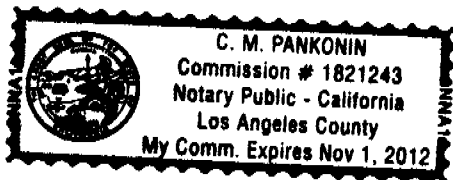
C. M. Pankonin

Here Insert Name and Title of the Officer

Daniel M. Sacks

Name(s) of Signer(s)

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.



Place Notary Seal Above

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.

Signature

C. M. Pankonin

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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