

NTZ 84446

2009-005040

Klamath County, Oregon



00064062200900050400010013

04/10/2009 03:24:57 PM

Fee: \$21.00

**RECORDING REQUESTED BY:**

Fidelity National Title Company of Oregon

**RANTOR'S NAME:**

Homesales, Inc., a Delaware Corporation

**GRANTEE'S NAME:**

Michael A. Freitas Sr. and Katherine L. Freitas

**SEND TAX STATEMENTS TO:**

Michael A. Freitas Sr. and Katherine L. Freitas

1350 Haliimaile Rd

Makawao, HI 96768

**AFTER RECORDING RETURN TO:**

Michael A. Freitas Sr. and Katherine L. Freitas

1350 Haliimaile Rd

Makawao, HI 96768

Escrow No: 20090003703-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

Homesales, Inc., a Delaware Corporation, Grantor, conveys and specially warrants to

Michael A. Freitas Sr. and Katherine L. Freitas, 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 13 in Block 96 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Any Covenants, conditions, restrictions, easements, by-laws and 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 LITIGATION 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 \$40,100.00

Dated April 8, 2009; if a corporate grantor, it has caused its name to be signed by

**LPS Asset Management Solutions, Inc.,**  
**as attorney in fact**  
Homesales, Inc., a Delaware Corporation

BY: [Signature]

ITS: Norma J. Dudgeon, AVP

State of Colorado  
County of Jefferson

This instrument was acknowledged before me on April 8, 2009 by

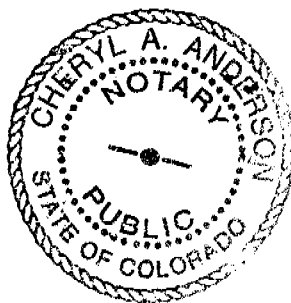
Norma J. Dudgeon, AVP

as

of

[Signature]  
Notary Public - State of Oregon

My commission expires: 6/24/09



Shant