

2009-006060

Klamath County, Oregon



00065258200900060600020028

05/01/2009 03:18:11 PM

Fee: \$26.00

MTC 83100



After Recording Return To:

Ticor Title
502 W Main St, Ste 103
Medford OR 97501

Send Tax Statements To:

Jason L. Real
2567 Kane Street
Klamath Falls OR 97603

Title Order No.083100

Escrow No. 03-76218

Tax Account No.3909-002DB-
02000-000

SPECIAL WARRANTY DEED

(ORS 93.855)

GreenPoint Mortgage Funding, Grantor, conveys and specially warrants to Jason L. Real, an estate in fee simple, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

Subject to:

The said property is free from encumbrances except:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY

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 \$83,900.00.

Dated this 30 day of April, 2009.

GREENPOINT MORTGAGE FUNDING

By: Ray Dalton

Assistant Secretary

State of Arizona, County of Maricopa)ss.

This instrument was acknowledged before me on April 30, 2009
by Ray Dalton, as ASST SEC
of GreenPoint Mortgage Funding.

M. Van Blarcom
Notary Public

My commission expires: Feb. 7, 2010



240-

EXHIBIT 'A'Legal Description:

Those portions of TRACT NO. 26 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said TRACT 26 of KIELSMEIER ACRE TRACTS; thence West along the South line of said Tract, 132 feet; thence North and parallel with the East line of said Tract, 77 feet, more or less, to the South line of the North half of said Tract; thence East along said South line 132 feet to the East line of said Tract; thence South along said East line 77 feet, more or less, to the point of beginning.

ALSO, beginning at the Southwest corner of TRACT 26 of KIELSMEIER ACRE TRACTS, according to the duly recorded plat thereof; thence North 77 feet; thence East 176.3 feet, more or less, to the Northwest corner of the property deeded to W. W. Winningham and Gertrude E. Winningham, husband and wife, by deed recorded in Book 107, page 446, Deed Records of Klamath County, Oregon; thence South along the West side of said property 77 feet to the South line of said Tract; thence West along the South line of said Tract 26 to the point of beginning.