

WTC 84980

2009-006742
Klamath County, Oregon



05/13/2009 11:33:05 AM Fee: \$26.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
HSBC Mortgage Services, Inc.
GRANTEE'S NAME:
Richard Brewster and Karen Brewster
SEND TAX STATEMENTS TO:
Richard Brewster and Karen Brewster
4175 Carlton Avenue
Central Point, OR 97502
AFTER RECORDING RETURN TO:
Richard Brewster and Karen Brewster
4175 Carlton Avenue
Central Point, OR 97502
Escrow No: 20090009401-FTPOR08

810/812 Upham Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)
Mortgage
HSBC Mortgage Services, Inc., Grantor, conveys and specially warrants to

~~Richard Brewster and Karen Brewster~~ RKB ENTERPRISES LLC, a limited liability company
Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor except as specifically set forth below:

The North 75 feet of Lot 4, Block 1, SHIVES ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
ENCUMBRANCES: Sewer line easement 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 \$59,000.00.

Dated April 27, 2009; if a corporate grantor, it has caused its name to be signed by order of its
board of directors.

Mortgage
HSBC Mortgage Services, Inc.
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: _____

26 Amt

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

On

April 27, 2009

Date

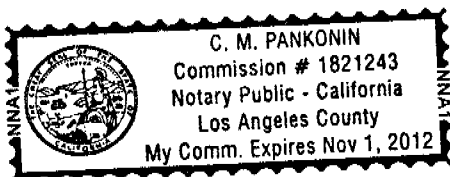
before me,

Here Insert Name and Title of the Officer

personally appeared

Sana 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

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
Top of thumb here