

2009-007090

Klamath County, Oregon



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THIS S

05/20/2009 11:12:01 AM

Fee: \$26.00

After recording return to:
Andre R Dumouchel and Terry L
Dumouchel
2503 California Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Andre R Dumouchel and Terry L
Dumouchel
2503 California Ave
Klamath Falls, OR 97601

File No.: 7021-1380002 (ALF)

Date: May 11, 2009

STATUTORY SPECIAL WARRANTY DEED

Aurora Loan Services, LLC, Grantor, conveys and specially warrants to **Andre R Dumouchel and Terry L Dumouchel, husband and wife**, 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 9 IN BLOCK 16 OF BUENA VISTA 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.**

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 **\$113,000.00**. (Here comply with requirements of ORS 93.030)

FLU

APN: R438351

Statutory Special Warranty Deed
- continued

File No.: 7021-1380002 (ALF)
Date: 05/11/2009

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 15th day of May, 2009.

Aurora Loan Services, LLC

Jan Bleniga
By: Aurora Loan Services, LLC, First
American Title REO Services as
Atty in Fact

STATE OF Colorado)
County of Denver) ss.

This instrument was acknowledged before me on this 15th day of May, 2009
by **Aurora Loan Services, LLC.**

Elizabeth J. Kahler
Notary Public for _____
My commission expires:

ELIZABETH J. KAHLER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 2, 2013