

UTC 85242

2009-007588
Klamath County, Oregon



06/01/2009 03:31:25 PM

Fee: \$26.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Beneficial Oregon Inc., a Foreign Business
Corporation

GRANTEE'S NAME:
Evelyn Nickens

SEND TAX STATEMENTS TO:
Evelyn Nickens
32600 Highway 74 SPC 48
Hemet, CA 92545

AFTER RECORDING RETURN TO:
Evelyn Nickens
31420 Sailfish
Bonanza, OR 97623

Escrow No. 20090011830-FTPOR03

31420 Sailfish
Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Beneficial Oregon Inc., a Foreign Business Corporation

Grantor, conveys and specially warrants to

Evelyn Nickens

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 47, Block 20, KLAMATH FALLS FOREST ESTATES HWY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES:

Premises are within power of assessment of Klamath Lake Timber Fire Patrol and Klamath Forest Estate Unit 1 Homeowners Association. Covenants, conditions, restrictions & Easements of record. Assessment of Klamath Recreational Association. Bylaws of abovenamed Associations. Recital on Plat.

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 \$37000.00.

Dated 5/22/09 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon Inc., a Foreign Business

26 Amt

Beneficial Oregon Inc., a Foreign Business
Corporation

BY:


ANN M. REFF

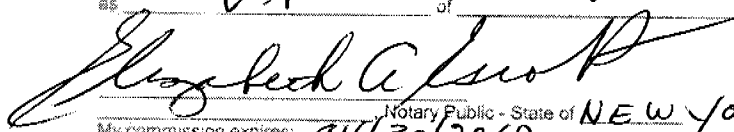
IT'S Vice President #14686

State of NEW YORK
County of ERIE

This instrument was acknowledged before me on May 22, 2009 by

ANN M. REFF
V.P.

as _____ of _____


Notary Public - State of NEW YORK

My commission expires: 04/30/2010

ELIZABETH A. ESCOTT #01ES6202835
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 30, 2010