

2009-010456

Klamath County, Oregon



00070457200900104560020021

RECORDING REQUESTED BY:

ATE 66270

08/03/2009 02:58:00 PM

Fee: \$26.00

GRANTOR'S NAME:

Aurora Loan Services, LLC

GRANTEE'S NAME:

Marsha J. Frazor and William Frazor

SEND TAX STATEMENTS TO:

Marsha J. Frazor and William Frazor
PO Box 329
Gilchrist, OR 97737

AFTER RECORDING RETURN TO:

Marsha J. Frazor & William Frazor
146748 Bill Road x P.O. Box 329
Gilchrist, OR 97737

Escrow No: 26-64294-TTJOS26

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Aurora Loan Services, LLC

Grantor, conveys and specially warrants to

and William Frazor
Marsha J. Frazor, ~~an estate in fee simple~~ as tenants by the Entirety

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

Lot 2, Block 8, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 \$135,000.00.

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

Aurora Loan Services, LLC

BY: Norma J. Budgeon as _____
for LPS Asset Management
Solutions, Attorney in Fact

Norma J. Budgeon, AYP

\$26 ATE

COLORADO
State of OREGON ~~mom~~

COUNTY of JEFFERSON

This instrument was acknowledged before me on April 6, 20 09

by _____
Norma J. Dudgeon, AVP

Victoria B. Martin, Notary Public - State of Oregon
My commission expires: 3/5/2013

