

2009-010710

Klamath County, Oregon



00070767200900107100030033



After recording return to:  
First American Title  
1225 Crater Lake Ave.  
Medford OR, 97504

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

Christopher A. Cook  
11830 Ground Ct.  
Klamath Falls OR 97603

File No.: 7161-1310119 (JKS)  
Date: July 30, 2009

THIS SPACE IS

08/10/2009 10:36:51 AM

Fee: \$31.00

### STATUTORY SPECIAL WARRANTY DEED

**CitiMortgage, Inc.**, Grantor, conveys and specially warrants to **Christopher A. Cook**, 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:

**N 1/2 OF LOT 13 BLOCK 7 ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2009-2010** Taxes, a lien not yet payable.
2. 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 **\$46,500.00**. (Here comply with requirements of ORS 93.030)


F31-

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 31 day of July, 2009.

CitiMortgage , Inc.

By: National Default REO Services, a  
Delaware Limited Liability Company  
dba First American Asset Closing  
Services ("FAACS"), as attorney in fact  
and/or agent, a corporation

  
By: Rene Avados - print  
name here, authorized signor

**Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent**

APN: R541382

Statutory Special Warranty Deed  
- continued

File No.: 7161-1310119 (JKS)  
Date: 07/30/2009

STATE OF CA )  
County of Riverside )ss.

This instrument was acknowledged before me on this 31 day of July, 2009  
by Rene Avados (print name here) as authorized signor for National Default REO  
Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as  
attorney in fact and/or agent for of CitiMortgage, Inc., on behalf of the corporation.

  
Notary Public for  
My commission expires:

