

2009-010912

Klamath County, Oregon



00071015200900109120020026

08/14/2009 11:20:36 AM

Fee: \$26.00

15+ 132 3381

After recording return to:  
Curtis Boswell, Joshua West and Alicia West  
1431 Lookout Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Curtis Boswell, Joshua West and Alicia West  
1431 Lookout Ave  
Klamath Falls, OR 97601  
File No.: 7777-000379  
Date:

THIS SPACE RESERVED FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

US Bank National Association, as Trustee for Asset-Backed Pass Through Certificates Series 2006-WFHE3, a Washington Corporation, Grantor, conveys and specially warrants to Joshua West and Alicia West, husband and wife, and Curtis Boswell, an ~~unmarried~~ individual with right of survivorship, Grantee, the following described real property free of liens and encumbrances created or suffered by Grantor, except as specifically set forth herein:

Legal Description is as follows:

THE NORTHERLY 33 1/3 FEET OF LOT 10 AND THE SOUTHERLY 33 1/3 FEET OF LOT 11 IN BLOCK 12 OF FAIRVIEW ADDITION NO. 2, IN THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ACQUIREING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PROACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

THIS INSTRUMENT WILL 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

FLV-

