

2009-012931

Klamath County, Oregon



00073441200900129310020024

10/01/2009 11:02:07 AM

Fee: \$42.00

After recording return to:  
Harold & Heather Koehler  
2510 Bethany Court  
Medford, OR 97504

Send Tax Stmt's to:  
Same as above

1st 1415673

REO #: 4916190  
US REO #: 9-08623  
First American Title Insurance Company of Oregon:

### **SPECIAL WARRANTY DEED**

**THIS DEED** is made and entered into this 21st day of Aug, 20 09 by and between

National City Mortgage, a Division of National City Bank NKA National City Bank

hereinafter collectively referred to as "Grantor", and

Harold R. Koehler and Heather R. Koehler, as tenants by the entirety

of the County of Jackson, State of Oregon, hereinafter referred to

as "Grantee". The mailing address of the Grantee is 2510 Bethany Court, Medford  
OR 97504

**WITNESSETH**, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and

other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged,

does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the

Grantee, the following described lots, tracts or parcels of land lying, being and situated in the

County of Klamath and State OR of to-wit:

LOT 45 IN BLOCK 1, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT NO. 3,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 41743 Timber Circle, Klamath Falls OR 97601

Subject to easements, conditions, restrictions and limitations of record.

**TO HAVE AND TO HOLD** the same; together with all rights and appurtenances to the same

belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor

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hereby covenanting that it and the successors and assigns of such Grantor shall and will

**WARRANT AND DEFEND** the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee ~~forever~~, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2009 and thereafter, and special taxes becoming a lien after the date of this deed.

**IN WITNESS WHEREOF**, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

National City Mortgage, a Division of National City Bank NKA National City Bank

BY: Michael D. Ferguson  
NAME:  
TITLE: MICHAEL D. FERGUSON AVP

AFFIX CORPORATE SEAL BELOW

Attest: Khola Mirza  
NAME: KHOLA MIRZA  
TITLE:

STATE OF OHIO )  
COUNTY OF MONTGOMERY ) SS

On this 21st day of August, 2009, before me appeared MICHAEL D. FERGUSON AVP NCRES to me personally known, who, being by me duly sworn, did say that he/she is the AVP (title) of National City Mortgage, a Division of National City Bank NKA National City Bank and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said MICHAEL D. FERGUSON AVP acknowledged said instrument to be the free act and deed of said corporation.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

Jill A. Fortney  
Notary Public:  
My Commission Expires:

**JILL A. FORTNEY, Notary Public**  
In and For the State of Ohio  
My Commission Expires Mar. 30, 2011