

NOTE 860044

2009-014333

Klamath County, Oregon



00075108200900143330030037

11/06/2009 03:22:21 PM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Aurora Loan Services LLC, a Delaware Limited
Liability Company
GRANTEE'S NAME:
William J. Crain and Callie E Crain
SEND TAX STATEMENTS TO:
William J. Crain and Callie E Crain
1816 McClellan Drive
Klamath Falls, OR 97603
AFTER RECORDING RETURN TO:
William J. Crain and Callie E Crain
1816 McClellan Drive
Klamath Falls, OR 97603
Escrow No: 20090019122-FTPOR03

6128 Coopers Hawk Rd.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Aurora Loan Services LLC, a Delaware Limited Liability Company, Grantor, conveys and specially warrants to

William J. Crain and Callie E Crain, Husband and Wife

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

Lot 216, RUNNING Y RESORT PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Rights of way, easements, Joint Obligations, Reservations, Water contracts, Covenants, Conditions and Restrictions of public record.

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 \$199,000.00.

Dated 11/2/09, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Aurora Loan Services LLC, a Delaware Limited
Liability Company

BY: 

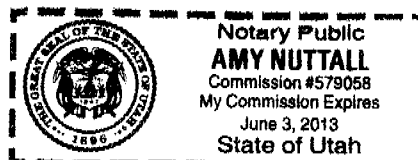
Its AVIVA BUSH, VICE PRESIDENT

State of Utah
County of Salt Lake

Green River Capital, LC as Attorney in Fact

This instrument was acknowledged before me on NOV. 2, 2009 by
Aviva Bush
as vice president of Green River Capital, LC

Amy Nuttall
Notary Public - State of Oregon Utah
My commission expires: 6-3-13



47amt

5511
20090804277-08
Fidelity National Title of Oregon

AURORA LOAN SERVICES

A Lehman Brothers Company

Limited Power of Attorney

KNOWN ALL PEOPLE BY THESE PRESENTS: THAT, AURORA LOAN SERVICES LLC., A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 10350 PARK MEADOWS DRIVE, LITTLETON, CO 80124, ACTING HEREIN THROUGH ITS MEMBER OR MANAGER, DOES HEREBY MAKE AND APPOINT GREEN RIVER CAPITAL, LC, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 220 E. MORRIS AVENUE, SUITE 300, SALT LAKE CITY, UT, 84115, TO BE ITS TRUE AND LAWFUL ATTORNEY IN FACT. THIS LIMITED AND SPECIAL POWER OF ATTORNEY GRANTED HEREBY SHALL BE LIMITED TO THE MATTERS DESCRIBED BELOW:

TO EXECUTE AND DELIVER, IN THE NAME OF AURORA LOAN SERVICES, LLC., AS ITS AGENT AND ATTORNEY IN FACT, ANY LISTING AGREEMENTS, PURCHASE AGREEMENTS, INSTRUMENTS OF SALE, DEEDS, TRANSFER, CONVEYANCE OR OTHER DOCUMENTS NECESSARY TO EFFECTUATE ITS RESPONSIBILITIES AND OBLIGATIONS PURSUANT TO THE PROPERTY MANAGEMENT AND MARKETING AGREEMENT EXECUTED BY AND BETWEEN AURORA LOAN SERVICES LLC. AND GREEN RIVER CAPITAL, LC, ON FEBRUARY 25, 2009.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS LIMITED POWER OF ATTORNEY THIS 24TH DAY OF MARCH, 2009.

WITNESSES:

AURORA LOAN SERVICES LLC.

Printed Name: Holly Gray

Printed Name: Trinity Weekes
Title: Vice President

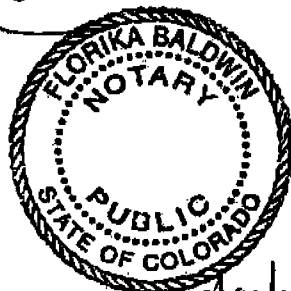
Printed Name: Robin Akell

STATE OF COLORADO
COUNTY OF DOUGLAS

BE IT KNOWN, that on the 24th day of March 2009, personally came and appeared Trinity Weekes, acting in his/her official capacity as member or manager of Aurora Loan Services, LLC., and who was to me personally known, and known to me to be the same person described in, and who executed, the within power of attorney, and he/she acknowledges the within power of attorney to be an official corporate act authorized by said Trinity Weekes, to be its act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal of office the day and year last above written.

Notary Public



AURORA LOAN SERVICES LLC.

My Commission Expires 8/21/12



MULTNOMAH COUNTY OREGON

Division of Assessment & Taxation
501 SE Hawthorne #158
Portland OR 97214
Recording Section (503) 988-3034

Multnomah County Official Records
C Swick, Deputy Clerk

2009-090597



\$26.00

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06/25/2009 03:52:16 PM

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Cnt=1 Str=29 ATMCS

\$10.00 \$11.00 \$5.00

Unofficial Copy

**THIS PAGE IS A PART OF THE OFFICIAL DOCUMENT
PLEASE DO NOT REMOVE**

AN EQUAL OPPORTUNITY EMPLOYER

Recording Seal Page

Pet - Mar 2005

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