

2009-015017

Klamath County, Oregon



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11/23/2009 03:16:05 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
DLJ Mortgage Capital, Inc. by Select Portfolio
Servicing, Inc. as attorney in fact

GRANTEE'S NAME:
Jayne Lyn Wells

SEND TAX STATEMENTS TO:
Jayne Lyn Wells
6309 Onyx Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Jayne Lyn Wells
6309 Onyx Avenue
Klamath Falls, OR 97603

Escrow No: 4609010619-FTEUG03

1019 Applewood Street
Klamathfalls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DLJ Mortgage Capital, Inc., Grantor, conveys and specially warrants to
~~Jayne Lyn Wells~~ Jayne L. Wells, a single woman

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

Lot 83 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon

ENCUMBRANCES: Rights of the public, easements, reservations, covenants, conditions and restrictions of record, of any

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

The true consideration for this conveyance is \$115,000.00.

Dated Nov. 11, 2009

DLJ Mortgage Capital, Inc. by Select Portfolio
Servicing, Inc. as attorney in fact

BY: 

As: CHERYL E. KRUEGER, DOC. CONTROL OFFICER

42amt

State of UTAH

COUNTY of SALT LAKE

This instrument was acknowledged before me on NOVEMBER 11, 2009
by CHERYL E. KRUEGER, DOC. CONTROL OFFICE

as Select Portfolio Servicing Inc. as Attorney in Fact
of Select Portfolio Servicing, Inc., attorney in fact for DLJ Mortgage Capital, Inc..

Julee Metters, Notary Public - State of UTAH

My commission expires: _____

