

2010-003615

Klamath County, Oregon



00081630201000036150020025

03/23/2010 03:12:01 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Aurora Loan Services, LLC

GRANTEE'S NAME:
Donald William Eck and Jason Arnold Eck

SEND TAX STATEMENTS TO:
Donald William Eck and Jason Arnold Eck
2320 White Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Donald William Eck and Jason Arnold Eck

Escrow No: 4609013109-FTEUG01
Title No: 0086769

2230 Radcliffe Avenue
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Aurora Loan Services, LLC

Grantor, conveys and specially warrants to

Donald William Eck and Jason Arnold Eck, not as tenants in common, but with the right of survivorship

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

Lot 5 in Block 217 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FirstAM 291892 Loan #0031618978

ENCUMBRANCES: Easements, covenants, conditions and restrictions of 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$40,000.00.

Dated March 9 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

42amt

1021

Page 2 of Special Warranty Deed for First AM #291892 Loan #0081818978
2230 Radcliffe Ave, Klamath Falls, OR

Aurora Loan Services, LLC

BY: [Signature]

First American REO Servicing, a division of First
American Default Information Services, LLC, as
attorney in fact

Jason Bobzin Portfolio Manager

State of Colorado

County of Denver

On this 9th day of March, 2010, before me personally appeared Jason Bobzin

(proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose
name is subscribed to the within instrument (Type of Document: Special Warranty Deed) as the attorney
in fact of: Aurora Loan Services, LLC, and acknowledged that (he) (she) subscribed the name of Aurora
Loan Services, LLC thereto as principal, and (his) (her) own name as attorney in fact.

[Signature]
Notary Public - State of Colorado
My commission expires: _____

ELIZABETH J. KAHLER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 2, 2013