

WTC 8/19/08

2010-003866
Klamath County, Oregon



03/30/2010 11:29:29 AM

Fee: \$42.00

After recording return to:
Jessica M. Scott
5447 Lockford Drive
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent to the following address:
Jessica M. Scott
5447 Lockford Drive
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Roosevelt Mortgage Acquisition Company, Grantor, conveys and warrants to Jessica M. Scott and Lucas I. Scott, Husband and Wife
Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 4, in Block 2 of Tract 1228, LOCKFORD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. R843083

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$122,000.00

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.

Dated 23 day of March, 2010

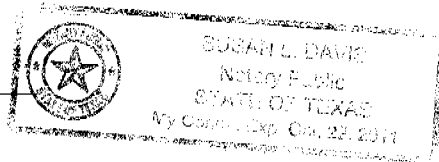
Roosevelt Mortgage Acquisition Company

Jolene Myers
by: Atlantic Pacific REO Resolution & Management, Inc., their attorney-in-fact
Jolene Myers, Manager

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 23rd day of March, 2010 by Jolene Myers as the Authorized signor for Atlantic Pacific REO Resolution & Management, Inc. who is the attorney in fact for Roosevelt Mortgage Acquisition Company on its behalf.

Susan L. Davis
Notary Public State of
My commission expires: _____



Order No. 50g0061989

Warranty Deed
ORRQ 6/2005; Rev. 12/2007

42.00

Exhibit "A" with Exceptions

Subject to:

- 1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.**
- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary district.**
- 3. Annexation Agreement, subject to the term and provisions thereof, recorded November 12, 1985 in Volume M85, Page 18301, Microfilm Records of Klamath County, Oregon.**
- 4. Undgerground Right-of-Way easement, subject to the terms and provisions thereof,
Dated: November 15, 1985
Recorded: December 4, 1985
Volume: M85, Page 19793, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power and Ligh Company
For: Underfround Electric distribution**

Unofficial
Copy