

2010-004228

Klamath County, Oregon



00082367201000042280030030

THIS SPACE

04/07/2010 02:13:02 PM

Fee: \$47.00



After recording return to:
First American Title
1225 Crater Lake Ave.
Medford OR, 97504

Until a change is requested all tax statements
shall be sent to the following address:

Kirk J. Acey and Dawn Acey
~~146315 Beal Road~~ PO Box 543
LaPine, OR ~~97738~~ 97739

File No.: 7161-1546616 (DJ)
Date: March 24, 2010

1st 1546616

STATUTORY SPECIAL WARRANTY DEED

CitiMortgage, Inc., Grantor, conveys and specially warrants to **Kirk J. Acey and Dawn Acey, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

ALL THAT PORTION OF THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, EXCEPTING THEREFROM THE NORTHERLY 40 FEET AS RESERVED IN VOLUME M68, PAGE 7608, DEED RECORDS OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$138,500.00**. (Here comply with requirements of ORS 93.030)

F

APN: R137293

Statutory Special Warranty Deed
- continued

File No.: 7161-1546616 (DJ)
Date: 03/24/2010

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of March, 2010.

CitiMortgage , Inc.

By: National Default REO Services, a
Delaware Limited Liability Company
dba First American Asset Closing
Services ("FAACS"), as attorney in fact
and/or agent, a corporation



By: Charlotte Elliott - print
name here, authorized signor

APN: R137293

Statutory Special Warranty Deed
- continued

File No.: 7161-1546616 (DJ)
Date: 03/24/2010


STATE OF

Texas

County of

Dallas) ss.

This instrument was acknowledged before me on this 24 day of March, 2010
by Charlotte Elliott (print name here) as authorized signor for National Default REO
Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as
attorney in fact and/or agent for of CitiMortgage, Inc., on behalf of the corporation.


Notary Public for _____

My commission expires:

