

2010-004807

Klamath County, Oregon



00083019201000048070030031

04/21/2010 03:28:06 PM

Fee: \$47.00

When recorded mail to:

OneWest Bank, FSB  
2900 Esperanza Crossing  
Austin, TX 78758  
ATE 67726

### WARRANTY DEED

100253151

TS#: 09-FMB-89381

THE GRANTOR Ron Brandenburg and Tracey Brandenburg as tenants by the entirety, for and in consideration of CANCELLATION OF INDEBTEDNESS, grant(s), bargain(s), sell(s), convey(s) and confirm(s) to OneWest Bank, FSB as Successor in Interest to IndyMac Bank, FSB, as such, the following described real estate situated in the County of Klamath, State of Oregon, together with any mobile or manufactured home(s) thereon

Tax Parcel No.: 3908-012C0-00102-000 Key No. R892796

#### LEGAL DESCRIPTION:

PARCEL 2 OF LAND PARTITION 36-03 BEING A REPLAT OF PARCEL 2, AND A PORTION OF PARCEL 1 OF MAJOR LAND PARTITION 81-05 SITUATED IN THE SW 1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: 222 BALSAM DRIVE, KLAMATH FALLS, OR 97601

This deed is absolute conveyance of title and is executed and delivered in lieu of foreclosure by Grantors of that certain Deed of Trust dated August 30, 2006 and recorded in Book 2006, Page 18450 on September 13, 2006, in KLAMATH COUNTY, Oregon.


Grantor concurrently herewith transfer(s) and assign(s) any and all reserve accounts held with respect to the subject loan account to Grantee

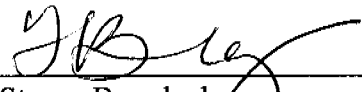
Grantor warrants that no labor has been performed nor any materials delivered to the property described herein which have been fully paid and in consequence of which any lien may be claimed or enforced against said property.

Grantor agrees that this deed shall not operate to extinguish that deed of trust referred to hereinabove and unless and until this deed is accepted by Grantee and placed by Grantee of record.

The Grantor and his successors in interest do by these presents expressly limit the covenants of the deed to these herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whosoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, will forever warrant and defend the said described real estate.

Dated: 3/25/10

By:   
Ron Brandenburg

By:   
Tracey Brandenburg

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

*see attached  
certificate*

On \_\_\_\_\_, before me \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared Ron Brandenburg and Tracey Brandenburg personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature

NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Residing in \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of California )  
County of Los Angeles )

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

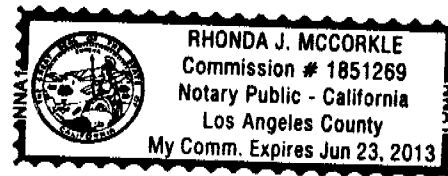
On 3-25-10 before me, Rhonda J. McCorkle, notary public  
(here insert name and title of the officer)

personally appeared Ron Brandenburg and Tracey Brandenburg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Rhonda J. McCorkle

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 3-25-10

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s) \_\_\_\_\_

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

##### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

##### Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)  
☐ \_\_\_\_\_