

WTC 87237

2010-005894

Klamath County, Oregon



00084239201000058940020023

05/13/2010 03:33:15 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Aurora Loan Services, LLC

GRANTEE'S NAME:
Vasanth Stalin

SEND TAX STATEMENTS TO:
Vasanth Stalin
4830 Grosbeak Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Vasanth Stalin
4830 Grosbeak Drive
Klamath Falls, OR 97601

Escrow No: 4610014385-FTEUG01

3808-016A0-10000-000 / 890683

4830 Grosbeak Drive
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 Vasanth Stalin, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 1228, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PID #317923

Loan #0040214025

ENCUMBRANCES: Rights of the public, covenants, conditions, restrictions and/or easements of record, if any.

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 \$167,000.00.

Dated this 15th day of April 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

42 Title # 0087237

203 Documents

Aurora Loan Services, LLC

BY: _____
AS: Norma J. Dudgeon, AVP

of LPS Asset Management Solutions, Inc. as attorney
in fact

State of Colorado
County of Jefferson

On this 15 day of April 2010, before me personally appeared Norma J. Dudgeon, AVP, and (proved to me on the basis of satisfactory evidence) or (personally known to me) to be the person whose name is subscribed to the within instrument (Type of Document: Special Warranty Deed – Statutory Form) 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.

11
Notary Public – State of Colorado
My commission expires: _____

