

2010-006863

Klamath County, Oregon



00085359201000068630030035



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:

Gina L. Albertson
10244 Wright Ave.
Klamath Falls OR 97603

File No.: 7161-1544427 (JKS)

Date: May 10, 2010

THIS SPACE

06/04/2010 03:09:54 PM

Fee: \$47.00

1st 1544427

STATUTORY SPECIAL WARRANTY DEED

CitiMortgage, Inc., Grantor, conveys and specially warrants to **Gina L. Albertson**, 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:

UNIT 10444, (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK 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 **\$74,900.00**. (Here comply with requirements of ORS 93.030)

APN: R883621

Statutory Special Warranty Deed
- continued


File No.: 7161-1544427 (JKS)
Date: 05/10/2010

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 11 day of May, 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: R883621

Statutory Special Warranty Deed
- continued

File No.: 7161-1544427 (JKS)
Date: 05/10/2010

STATE OF Texas,
County of Dallas)
SS.

This instrument was acknowledged before me on this 11 day of May, 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.

[Signature]
Notary Public for _____
My commission expires: _____

