

WTC 87724

2010-008790

Klamath County, Oregon



00087689201000087900020028

07/23/2010 03:14:35 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Beneficial Oregon, Inc. DBA Beneficial Mortgage Co.

GRANTEE'S NAME:

Rebecca Blackwell

SEND TAX STATEMENTS TO:

Rebecca Blackwell

4400 Chambers Lane

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Rebecca Blackwell

4400 Chambers Lane

Klamath Falls, OR 97603

Escrow No: 20100008692-FTPOR03

2770 Market Street

Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Beneficial Oregon, Inc. DBA Beneficial Mortgage Co., Grantor, conveys and specially warrants to

Rebecca Blackwell,

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

Lots 1, 2, and 3 in Block 18 of FIRSTADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: none

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 \$35,000.00. \$27,000.00

Dated 5-26-2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon, Inc. DBA Beneficial Mortgage Co.

BY:

ITS:

John S. Holman

Asst. Vice President

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by

as _____ of _____

_____, Notary Public - State of Oregon

My commission expires:

42pmf

attached to Special Warranty Deed dated May 26, 2010.

ACKNOWLEDGMENT

State of California
County of Los Angeles

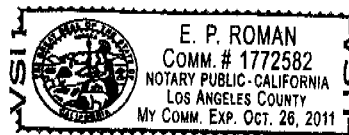
On 5-26-2010 before me, EP Roman
(insert name and title of the officer)

personally appeared John S Holman
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(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 [Signature]



(Seal)