



2010-008988
Klamath County, Oregon

THIS :



07/29/2010 02:13:09 PM

Fee: \$42.00

After recording return to:

Stuart J. Fenwick

2407 Holabird Avenue

Klamath Falls, OR 97601

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

Stuart J. Fenwick

2407 Holabird Avenue

Klamath Falls, OR 97601

Escrow No. MT86780-MS

Title No. 0086780

SPECIAL-FM 1012910

SPECIAL WARRANTY DEED

Primacy Closing Corporation, a Nevada Corporation, Grantor(s) hereby grant, bargain, sell and convey to **Stuart J. Fenwick**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

Lots 9 and 10 in Block 46, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2010-2011 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$168,500.00**.

42Awt

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.

Dated this 28th day of July, 2010

Primacy Closing Corporation, a Nevada Corporation

BY: Vicki Puckett
.. Authorized Signer

State of ~~NEVADA~~ TN
County of Shelby

This instrument was acknowledged before me on 7-28, 2010 by Primacy Closing Corporation, a Nevada Corporation. Vicki Puckett, Asst sect



MY COMMISSION EXPIRES:
JUNE 10, 2014

Alison Grimm
(Notary Public)

My commission expires 6-10-14