

2010-009995

Klamath County, Oregon



00089130201000099950020023

RECORDING REQUESTED BY:

08/23/2010 02:22:13 PM

Fee: \$42.00

Ticor Title Company of Oregon  
744 NE 7th Street  
Grants Pass, OR 97526

GRANTOR'S NAME:  
Aurora Loan Services, LLC

GRANTEE'S NAME:  
Rodney W. Stortenbecker

SEND TAX STATEMENTS TO:  
Rodney W. Stortenbecker  
11132 Kestrel Road  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Rodney W. Stortenbecker  
11132 Kestrel Road  
Klamath Falls, OR 97601

Escrow No: 472610003763-TTJOS26

11132 Kestrel Road  
Klamath Falls, OR 97601

ATE 67712

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

Rodney W. Stortenbecker, an Estate in Fee Simple

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

Lot 17, RUNNING Y RESORT, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

The said property is free from encumbrances except:  
Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of Special Districts and 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 \$265,000.00

Dated July 22, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

ATE 67712

Aurora Loan Services, LLC

BY: [Signature]  
LPS Asset Management Solutions, Inc as  
Attorney in Fact

**Norma J. Dudgeon, AVP**

State of Colorado

COUNTY of Jefferson

This instrument was acknowledged before me on July 20, 2010

by Norma J. Dudgeon, AVP as

AVP of LPS Asset Management Solutions, Inc. as Attorney in Fact on behalf of said  
Aurora Loan Services, LLC

[Signature], Notary Public - State of Colorado  
My commission expires: 10/17/2012

