

UTC 87723

2010-010221

Klamath County, Oregon



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08/27/2010 03:13:11 PM

Fee: \$37.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Aurora Loan Services, LLC

GRANTEE'S NAME:

Charlene Paradis

SEND TAX STATEMENTS TO:

Charlene Paradis

AFTER RECORDING RETURN TO:

Charlene Paradis

\* Escrow No: 20100008671-FTPOR03

3140 Hammer St.

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

**3140 Hammer Street, Klamath Falls, OR 97603**

Aurora Loan Services, LLC Grantor, conveys and specially warrants to

Charlene Paradis, unmarried woman

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

Lot 5, Tract 1315, WOODWORTH PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon APN# 3909-012BA-13800-000

ENCUMBRANCES: Any covenants, conditions, restrictions and easement of record

2010-2011 taxes a lien not yet due and payable

**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 \$172,900.00

Dated July 22, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors. *27 Dec*

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc., as attorney in fact

BY: *[Signature]*

ITS: Norma J. Dudgeon, AVP

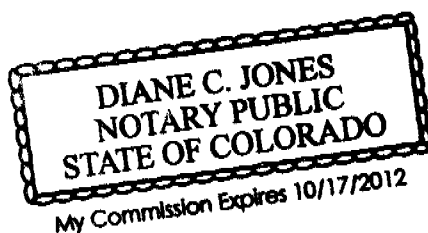
State of Colorado  
County of Jefferson

This instrument was acknowledged before me on July 27, 2010 by

Norma J. Dudgeon, AVP

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

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



37AMJ