

MT88193-MS

2010-013038

Klamath County, Oregon



00092692201000130380020020

11/08/2010 03:13:32 PM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Grant Thacker

3939 So. 6th Street, #183

Klamath Falls, OR 97603

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

Grant Thacker

3939 So. 6th Street, #183

Klamath Falls, OR 97603

Escrow No. MT88193-MS

Title No. 0088193

SWD-EM r.012910

STATUTORY WARRANTY DEED

JPMC Specialty Mortgage, LLC, f/k/a WM Specialty Mortgage, LLC, Grantor(s) hereby convey and warrant to **Grant Thacker**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 9 in Block 13, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$39,500.00**.

427m

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 27th day of Oct, 2010

JPMC Specialty Mortgage, LLC, f/k/a WM Specialty Mortgage, LLC

BY: [Signature]

., Authorized signer Brenda Oxford

State of FLORIDA

County of DUVAL

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

Brenda Oxford, as authorized signer for JPMC Specialty Mortgage, LLC, f/k/a WM Specialty Mortgage, LLC.



[Signature]
(Notary Public)

My commission expires 8-15-14