

1st 1641397



After recording return to:
First American Title
1225 Crater Lake Ave.
Medford OR, 97504

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

Donald G. Miller and Laura A. Miller
5129 Loop Rd
Manlyville CA 95101

File No.: 7161-1641397 (DJ)
Date: November 05, 2010

2010-013250
Klamath County, Oregon



00092933201000132500020020

THIS SPACE IS

11/15/2010 11:31:27 AM

Fee: \$42.00

STATUTORY SPECIAL WARRANTY DEED

Citifinancial, Inc., Grantor, conveys and specially warrants to **Donald G. Miller and Laura A. Miller, Husband and Wife, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING A FIFTY FOOT WIDE ACCESS ROAD EASEMENT ALONG THE NORTHERN BOUNDARY.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10 day of November, 2010.

Citifinancial, Inc.

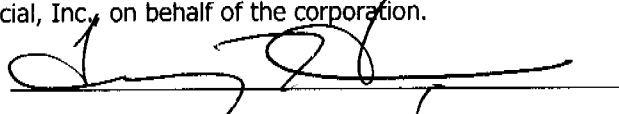
By: National Default REO Services, a
Delaware Limited Liability Company
dba First American Asset Closing
Services ("FAACS"), as attorney in fact
and/or agent, a corporation



By: Issa Wilson - print
name here, authorized signor

STATE OF Texas)
County of Dallas) ss.

This instrument was acknowledged before me on this 10 day of November, 2010
by Issa Wilson (print name here) as authorized signor for National Default REO
Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as
attorney in fact and/or agent for of Citifinancial, Inc., on behalf of the corporation.



Notary Public for _____
My commission expires:

