

11/30/2010 11:22:45 AM

2010-013690

Klamath County, Oregon



00093463201000136900020023

11/30/2010 11:22:45 AM

Fee: \$42.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

HSBC Mortgage Services, Inc.

GRANTEE'S NAME:

JJ&S Properties LLC

SEND TAX STATEMENTS TO:

JJ&S Properties LLC

AFTER RECORDING RETURN TO:

JJ&S Properties LLC

165105.6th Street PMB-12
Klamath Falls, OR 97603

Escrow No:
20100012078-FTPOR03

9009 HWY 39

KLAMATH FALLS, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

9009 Highway 39, Klamath Falls, OR 97603

HSBC Mortgage Services, Inc.

Grantor, conveys and specially warrants to

JJ&S Properties LLC

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

All that portion of SW 1/4 SW 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon lying Northwesterly of the U.S. R.S "C" Canal and Southwesterly of the great Northern Railroad right of way, but excepting highway right of way deeded to State of Oregon by Deed Book 133 at Page 476.

ENCUMBRANCES: Save and except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

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 \$75,500.00.

Dated 11/17/10 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

HSBC Mortgage Services, Inc.

BY: [Signature]

ITS: **Dana M. Sacks**
Asst. Vice President

State of _____
County of _____

This instrument was acknowledged before me on _____, 20__ by

as _____ of _____.

_____, Notary Public - State of _____
My commission expires: _____

42 Amt

attached to deed dated 11/17/10

ACKNOWLEDGMENT

State of California

County of Los Angeles

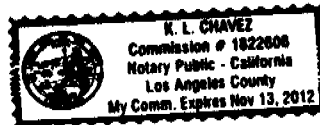
On 11-17-2010 before me, K.L. Chavez
(insert name and title of the officer)

personally appeared Dana M Sacks
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K.L. Chavez



(Seal)