

2010-013945

Klamath County, Oregon



00093784201000139450020023

12/08/2010 03:01:29 PM

Fee: \$42.00



After recording return to:
Summerfield Residential Community
2861 Pinecrest Ct.
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Summerfield Residential Community
2861 Pinecrest Ct.
Medford, OR 97504

File No.: 7021-1654958 (TM)
Date: December 03, 2010

THIS SPACE RL

1st 1654958
STATUTORY SPECIAL WARRANTY DEED

21st Mortgage Corporation, Grantor, conveys and specially warrants to **Summerfield Residential Community, an Oregon limited liability company**, 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:

LOT 35, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$100,000.00**. (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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6th day of December, 2010

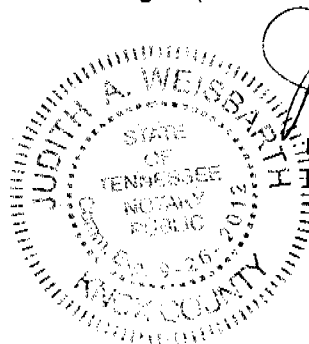
21st Mortgage Corporation, a ^{Delaware}~~Tennessee~~
corporation

(X) Kristi Rider

By: Kristi Rider, Remarketing
Department Manager

STATE OF Tennessee)
)ss.
County of Knox)

This instrument was acknowledged before me on this 6th day of December, 2010
by Kristi Rider as Remarketing Department Manager of 21st Mortgage Corporation, on behalf of the
corporation.



Judith A. Weisbart
Notary Public for ~~Oregon~~ Tennessee
My commission expires: