

UTC 88313

2010-014312
Klamath County, Oregon



00094212201000143120030032

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

12/17/2010 03:28:11 PM

Fee: \$47.00

GRANTOR'S NAME:
HSBC BANK USA

GRANTEE'S NAME:
Crystal L Nelson and Doyle A Nelson and Raina L
Nelson

SEND TAX STATEMENTS TO:
Crystal L Nelson and Doyle A Nelson and Raina L
Nelson
4841 Frieda Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Crystal L Nelson and Doyle A Nelson
4841 Frieda Avenue
Klamath Falls, OR 97603

Escrow No: 20100013945-FTPOR03

4841 Frieda Avenue
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC BANK USA

Grantor, conveys and specially warrants to

Crystal L Nelson, an unmarried woman, and Doyle A Nelson and Raina L Nelson, husband and wife, all not as tenants in common but with rights of survivorship
Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES:

Power of Assessment and Easements of Enterprise Irrigation District, Klamath County Drainage Service District, North Shasta Lighting District and South Suburban Sanitary District 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 \$72,900.00.

Dated October 25, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

47bnd

HSBC BANK USA

BY

Dana M. Sacks
Dana M. Sacks

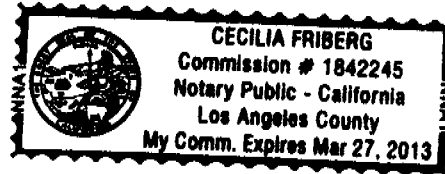
Asst. Vice President

State of CALIFORNIA
County of LOS ANGELES

This instrument was acknowledged before me on October 25, 2010 by

as Dana M. Sacks
Asst. Vice President of HSBC BANK USA

[Signature]
Notary Public - State of CA
My commission expires:



LEGAL DESCRIPTION

The E1/2 of Lot 91, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.