

WCE 87343

2011-000275

Klamath County, Oregon



00095073201100002750030031

01/07/2011 11:27:49 AM

Fee: \$47.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

{GRANTOR'S NAME:

GMAC Mortgage, LLC fka GMAC Mortgage Corporation

GRANTEE'S NAME:

Ronald Milligan and Sherry Milligan

SEND TAX STATEMENTS TO:

Ronald Milligan and Sherry Milligan

11928 Mallory Dr
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Ronald Milligan and Sherry Milligan

11928 Mallory Dr
Klamath Falls, OR 97603

Escrow No: 20100022031-FTPOR03

11928 Mallory Drive

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

11928 Mallory Drive, Klamath Falls, OR 97603

GMAC Mortgage, LLC fka GMAC Mortgage Corporation Grantor, conveys and specially warrants to

Ronald J Milligan and Sherry L Milligan

~~Ronald Milligan and Sherry Milligan~~

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: 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 \$189,000.00

Dated December 17, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

GMAC Mortgage, LLC fka GMAC Mortgage Corporation

BY:

ITS:

Sandra Young AVP

State of _____
County of _____

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

as _____ of _____.

Notary Public - State of _____
My commission expires: _____

see attached

47AMJ

ACKNOWLEDGMENT

State of California
County of Orange)

On DEC 23 2010 before me, J.Lievanos, Notary Public
(insert name and title of the officer)

personally appeared Sandra Young
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  (Seal)

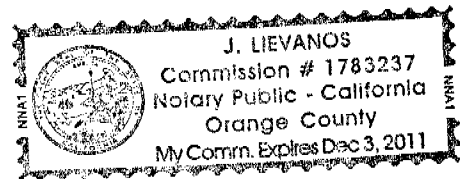


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A tract of land situated in N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South right of way line of Mallory Drive and the East line of Lot 1, Block 3, Pine Grove Ranchettes; thence East along the South line of Mallory Drive 450.13 feet to the true point of beginning; thence South 0°08' West 222 feet; thence East 194.71 feet; thence North 0°08' East 222 feet to the South line of Mallory Drive; thence West along Mallory Drive to the point of beginning.

LESS AND EXCEPT a strip of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89°55'00" East 453.19 feet from the Northeast corner of Lot 1, Block 3, Pine Grove Ranchettes, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive; thence continuing South 89°55'00" East 14.00 feet; thence South 00°08'00" West 222.00 feet; thence North 89°55'00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume M74, page 15447, as recorded in the Klamath County Deed Records; thence North 00°08'00" East, along said Easterly line and the Easterly line of that tract of land described in Deed Volume M68, page 2191 of said Deed Records, 222.00 feet to the point of beginning.

Parcel 2:

A strip of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89°55'00" East 661.90 feet from the Northeast corner of Lot 1, Block 3, Pine Grove Ranchettes, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive, said point also being the Northwest corner of that tract of land described in Deed Volume M78, page 1131, as recorded in the Klamath County Deed Records; thence South 00°08'00" West, along the Westerly line of said tract of land (Deed Volume M78, page 1131), 222.00 feet; thence North 89°55'00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume M74, page 15986, as recorded in said Deed Records; thence North 00°08'00" East, along said Easterly line 222.00 feet; thence South 89°55'00" East 14.00 feet to the point of beginning.