

181666065

2011-000526

Klamath County, Oregon



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01/14/2011 03:15:04 PM

Fee: \$47.00

AFTER RECORDING MAIL TO:

Name

Araceli Ferreira

Address

~~2216 Gettle Street~~

1741 W. Ward St

City, State, Zip Klamath Falls, OR 97603

Escrow Number: R10-01237-PS

Special Warranty Deed

THE GRANTOR(S) CitiFinancial, Inc. for and in consideration of (\$ 38,000), in hand paid, grants, bargains, sells, conveys, and confirms to

Araceli C. Ferreira

the following described real estate, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE.

(Commonly known as 2216 Gettle Street, Klamath Falls, OR 97603)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record.

Assessor's Property Tax Parcel Account Number(s):

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated January 4, 2011

CitiFinancial, Inc.

By:


Olympus Asset Management, Inc. as

Attorney in Fact Mason Legendre
Vice-President

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STATE OF maine }
County of Comberland. } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

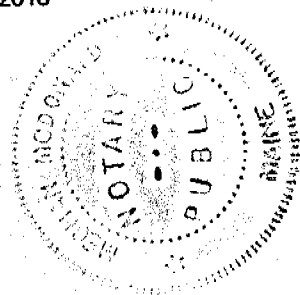
On this 4th day of January, 2011, before me, the undersigned, a Notary Public in and for the State of maine, duly commissioned and sworn, personally appeared mason legendre to me known to be the Vice-President of Olympus Asset Management, Inc., Attorney in Fact for CitiFinancial, Inc., and acknowledged that he/she signed the same in his/her capacity as Vice-President of Olympus Asset Management, Inc., as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.

M. McDonald
Notary Signature
Notary Public in and for the State of maine
Residing at Scamborough, ME
My appointment expires _____

MEGHAN MCDONALD
Notary Public, Maine
My Commission Expires
April 9, 2016

(commonly known as 2216 Gettle Street, Klamath Falls, OR 97603)



Special Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH IS NORTH 0° 35' WEST 291.2 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE NORTH 0° 35' WEST ALONG SAID WEST LINE, A DISTANCE OF 75 FEET; THENCE NORTH 89° 25' EAST 135 FEET; THENCE SOUTH 0° 35' EAST 75 FEET; THENCE SOUTH 89° 25' WEST 135 FEET TO THE POINT OF BEGINNING, BEING A PARCEL OF LAND IN THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

Special Warranty Deed
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