

UTC 88160

2011-000795

Klamath County, Oregon



01/24/2011 08:39:35 AM

Fee: \$37.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Beneficial Oregon, Inc.

GRANTEE'S NAME:

Joshua T. Erickson

SEND TAX STATEMENTS TO:

Joshua T. Erickson

5557 Brant Drive

Bonanza, OR 97623 AFTER RECORDING

RETURN TO:

Joshua T. Erickson

5557 Brant Drive

Bonanza, OR 97623 Escrow No:

20100012472-FTPOR03

5557 Brant Drive

Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Beneficial Oregon, Inc., Grantor, conveys and specially warrants to

Joshua T. Erickson, a married person and Jodi I. Erickson

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

Lot 21 in Block 59 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 ~~\$129,500.00~~ \$129,500.00

Dated 12/6/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon, Inc.

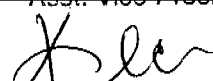
BY: 

ITS: Nicole Gatchel
Asst. Vice President

State of California
County of Los Angeles

This instrument was acknowledged before me on 12-6, 2010 by Nicole Gatchel

as Asst. Vice President of _____.


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



37AND