

WTC 87691

2011-001134

Klamath County, Oregon



00096130201100011340030038

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

01/31/2011 03:12:06 PM

Fee: \$47.00

GRANTOR'S NAME:
Beneficial Oregon, Inc.

GRANTEE'S NAME:
Jonathan C. Brown

SEND TAX STATEMENTS TO:
Jonathan C. Brown
2021 Eberlein Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Jonathan C. Brown
2021 Eberlein Avenue
Klamath Falls, OR 97601

Escrow No: 20100008377-FTPOR03

13086 Antler Dr
Klamath Falls, OR 97603

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

Jonathan C. Brown

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

Lot 4 in Block 4, KLAMATH RIVER SPORTSMAN'S ESTATES, 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 \$40,000.00.

Dated January 24, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

47 Ant

Beneficial Oregon, Inc.

BY: 

ITS:

Dana M. Sacks

Asst. Vice President

State of _____
County of _____

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

as _____ of _____.

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

ACKNOWLEDGMENT

State of California
County of Los Angeles

On 1.24.2011 before me, Blanche I Stewart
(insert name and title of the officer)

personally appeared Dana M Sacks
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 Blanche I Stewart (Seal)

