

117288662

2011-002871  
Klamath County, Oregon



RECORDING REQUESTED BY:

03/01/2011 02:51:36 PM

Fee: \$37.00

Ticor Title Company of Oregon  
744 NE 7th Street  
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:  
Jeanette Krass  
6221 Juniper Way  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Jeanette Krass  
6221 Juniper Way  
Klamath Falls, OR  
Escrow No: 470310008758-TTJA26

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Aurora Loan Services, LLC

Grantor, conveys and specially warrants to

Jeanette Krass an Estate in Fee Simple

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

Lot 27 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: The said property is free from encumbrances except:  
Covenants, Conditions, restrictions, reservations, Set Back Lines, Powers of Special Districts and Easements of record, if any.

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 \$86,000.00

Dated February 10, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors. *H p*

Aurora Loan Services, LLC

BY: *[Signature]*  
LPS Asset Management Solutions, Inc. as  
Attorney in Fact

Norma J. Dudgeon, AVF

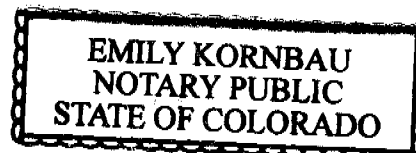
State of Colorado

COUNTY of Jefferson

This instrument was acknowledged before me on 14 February, 2011

by Norma J. Dudgeon as AVF of LPS Asset Management Solutions, Inc.  
as Attorney in Fact for Aurora Loan Services LLC

*[Signature]*



My Commission Expires 06/17/2013

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