

2011-004059

Klamath County, Oregon



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03/28/2011 03:07:04 PM

Fee: \$42.00

MTC891nn

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Bankunited

GRANTEE'S NAME:
Forrest S. Smith and Carly L. Smith

SEND TAX STATEMENTS TO:
Forrest S. Smith and Carly L. Smith
5145 Barry Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Forrest S. Smith and Carly L. Smith
5145 Barry Avenue
Klamath Falls, OR 97603

Escrow No: 20100020714-FTPOR03

5145 Barry Avenue
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bankunited

Grantor, conveys and specially warrants to

Forrest S. Smith and Carly L. Smith, Husband and wife,

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

Lot 9, LAMRON HOMES, 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 \$95,000.00.

Dated February 22, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

42 ALT

pg 1 of 2 Special Warranty Deed

BankUnited

BY:

Green River Capital, LC attorney in fact

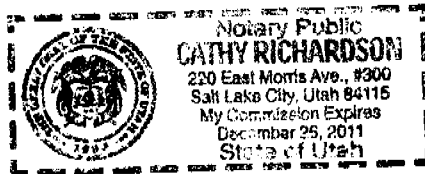
IT'S:

Aviva J. Bush, Vice President

State of Utah
County of Salt Lake

This instrument was acknowledged before me on February 22, 2011 by
Aviva Bush
as Vice President of Green River Capital AIF

Cathy Richardson
, Notary Public - State of ~~Oregon~~ Utah
My commission expires: 12/26/2011



pg 2 of 2 Special Warranty Deed