

2011-004206

Klamath County, Oregon



00099717201100042060010012

03/30/2011 03:39:29 PM

Fee: \$37.00

MTC 890910

RECORDING REQUESTED BY:

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

SEND TAX STATEMENTS TO:
Christopher A. Cook, an estate in fee simple
1850 Fremont Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Christopher A. Cook
1850 Fremont Street
Klamath Falls, OR 97601 [[END_IF]]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC Mortgage Services, Inc

Grantor, conveys and specially warrants to

Christopher A. Cook, 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 9 and the Westerly 3 feet of Lot 8 in Block 30 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES:

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SETBACK 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 \$40,000.00.

Dated 3/26/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

HSBC Mortgage Services, Inc

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

Norma J. Dudgeon, AVP

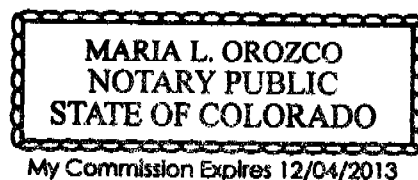
State of Colorado

COUNTY of Jefferson

This instrument was acknowledged before me on March 28, 2011

by Norma J Dudgeon as AVP of LPS Asset Management Solutions Inc, as Attorney in Fact for HSBC Mortgage Services, Inc.

[Signature] Notary Public - State of Colorado
My commission expires:



37AMT