

2011-005530

Klamath County, Oregon



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05/04/2011 03:33:59 PM

Fee: \$42.00

AFTER RECORDING MAIL TO:

Name

Address 24438 Moccasin Lane

City, State, Zip Sprague River, OR 97639

1691192

Escrow Number: R11-00164-PS

Special Warranty Deed

THE GRANTOR(S) CitiFinancial, Inc. for and in consideration of
(S 40,000.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Carol Pierce

the following described real estate, situated in the County of Klamath, State of Oregon:

**Lot 3, Block 50, First Addition to Klamath Forest Estates, Klamath County, Oregon.
(commonly known as 24438 Moccasin Lane, Sprague River, Oregon 97639)**

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record.

Assessor's Property Tax Parcel Account Number(s):

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated April 24, 2011

CitiFinancial, Inc.

By:

Olympus Asset Management, Inc. as Attorney in Fact

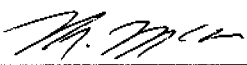
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STATE OF Maine }
County of Cumberland } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 26th day of April, 2011, before me, the undersigned, a Notary Public in and for the State of Maine, duly commissioned and sworn, personally appeared Carne Wallace, to me known to be the VP of Olympus Asset Management, Inc., Attorney in Fact for Citifinancial, Inc., and acknowledged that he/she signed the same in his/her capacity as VP of Olympus Asset Management, Inc., as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.


Print Name _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

MEGHAN MCDONALD
Notary Public, Maine
My Commission Expires
April 9, 2016

(commonly known as 24438 Moccasin Lane, Sprague River, OR 97639)

