

WTC 89215

2011-008326

Klamath County, Oregon



00104734201100083260020028

07/15/2011 02:57:50 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Central Mortgage Company
GRANTEE'S NAME:
Georgiana Fontenot
SEND TAX STATEMENTS TO:
Georgiana Fontenot
PO BOX 393
Malin, OR 97632
AFTER RECORDING RETURN TO:
Georgiana Fontenot
PO BOX 393
Malin, OR 97632
Escrow No: 20100021060-FTPOR03
2905 Sixth Street
Malin, OR 97632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)
2905 6th St. Malin, OR 97632

Central Mortgage Company Grantor, conveys and specially warrants to

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

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 \$69,100.00.

Dated 7.12.11, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Central Mortgage Company

By:
Its: _____

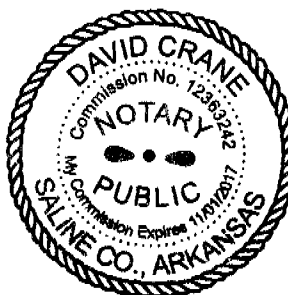
CENTRAL MORTGAGE CO.
MICHELLE K. STEWART
ASST. VICE PRESIDENT

State of Arkansas
County of Saline

This instrument was acknowledged before me on July 12, 2011 by
MICHELLE K. STEWART
as ASST. VICE PRESIDENT of CENTRAL MORTGAGE COMPANY

Notary Public - State of Arkansas
My commission expires: 11/1/17

20100021060-FTPOR03
Deed (Special Warranty – Statutory Form)



429mt

EXHIBIT "A"
LEGAL DESCRIPTION

The South 85 feet of the following described tract of land:

A parcel of land situated in the SW1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 15 bears North 89° 46' West, 740 feet, and South 0° 14' West, 1290 feet; thence South 0 degrees 14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89° 46' West, 244.80 feet; thence North 0° 14' East, 170.00 feet to a line drawn parallel with and 30 feet distant from the North boundary of the SW1/4 NW1/4 of said Section 15; thence South 89° 46' East, 244.80 feet, to the true point of beginning.