

181719008

2011-011583
Klamath County, Oregon



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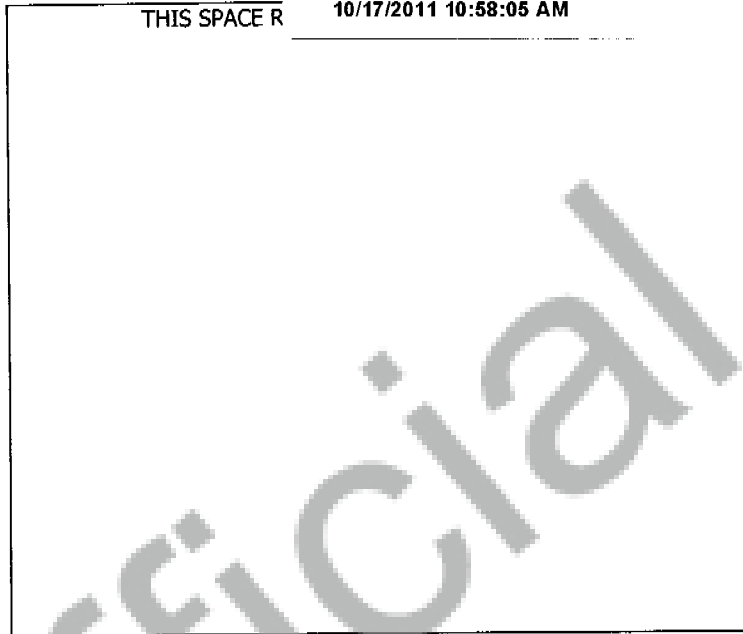


After recording return to:
First American Title
1225 Crater Lake Ave.
Medford OR, 97504

Until a change is requested all tax statements shall be sent to the following address:

Christopher A. Cook
11830 Ground Ct.
Klamath Falls, OR
97603

File No.: 7161-1719008 (DJ)
Date: October 07, 2011



THIS SPACE R

10/17/2011 10:58:05 AM

Fee: \$47.00

STATUTORY SPECIAL WARRANTY DEED

CitiMortgage, Inc., Grantor, conveys and specially warrants to **Christopher A. Cook**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE NORTH HALF OF LOT 10 IN BLOCK 9, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. The **2011-2012** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

✕

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 11 day of October, 2011.

Seller acquired the property through foreclosure and has no knowledge. Seller makes no warranties or representations herein.

CitiMortgage , Inc.

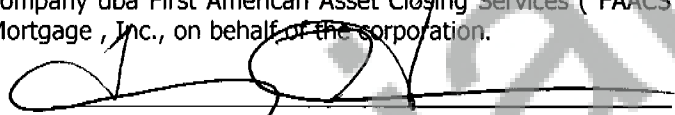
By: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent, a corporation



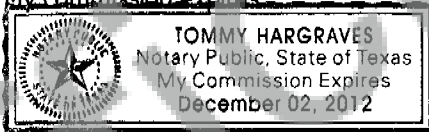
By: Justin Jung - print name here, authorized signor

STATE OF Texas)
County of Dallas)ss.
)

This instrument was acknowledged before me on this 11 day of October, 2011
by Justin Jung (print name here) as authorized signor for National Default REO
Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as
attorney in fact and/or agent for of CitiMortgage, Inc., on behalf of the corporation.



Notary Public for _____
My commission expires: _____



Unofficial Copy