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2011-012281

Klamath County, Oregon



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11/01/2011 03:21:59 PM

Fee: \$47.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**After Recording Return To  
And Send Tax Statements To:**

**Associates First Capital Mortgage Corporation  
14 Plaza Drive  
Hattiesburg, MS 39402**

**1. Name(s) of the Transaction(s):**

**Special Warranty Deed**

**2. Direct Party (Grantor):**

**Associates First Capital Mortgage Corporation by POA  
Grand Bank for Savings, FSB**

**3. Indirect Party (Beneficiary):**

**Jennon Lozell Sherpa**

**4. True and Actual Consideration Paid:**

**\$10,000.00**

**5. Legal Description:**

**Lot 3, Block 3, Chiloquin Drive Addition to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

f

## SPECIAL WARRANTY DEED

STATE OF OREGON  
COUNTY OF KLAMATH

DATE: October 31, 2011

GRANTOR: ASSOCIATES FIRST CAPITAL MORTGAGE CORPORATION BY POA  
GRAND BANK FOR SAVINGS, FSB  
14 PLAZA DRIVE  
HATTIESBURG, MS 39402  
LAMAR COUNTY

GRANTEE: Jennon Lozell Sherpa

### CONSIDERATION:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

### PROPERTY (including any improvements):

LOT 3, BLOCK 3, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN,  
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. 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 \$10,000.00 (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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


Grantor, for the consideration hereinbefore stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold to its Grantee's heir, executors, administrators, successors or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same of any part herein, when the claim is by, through or under Grantor but not otherwise.

SUBJECT, HOWEVER, to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the Property; taxes for current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

When the context requires, singular nouns and pronouns include the plural.

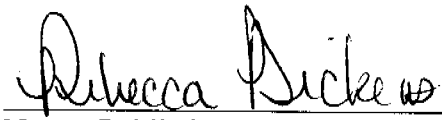
Associates First Capital Mortgage Corporation by  
POA Grand Bank for Savings, fsb

  
By: Susie Taylor  
Its: Senior Vice President

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

This instrument was acknowledged before me on the 31<sup>st</sup> day of October, 2011, by Susie Taylor, Senior Vice President of Grand Bank for Savings, fsb as Attorney in Fact for Associates First Capital Mortgage Corporation, who acknowledged to me that she executed same in the capacity therein stated and as the act and deed of said corporation.



  
Notary Public in and for the State of Mississippi  
Rebecca L. Dickens  
My Commission Expires: 6-23-2014

Warranty Deed  
Page 2 of 2