



THIS SPACE

2011-012865

Klamath County, Oregon



00110281201100128650020023

11/16/2011 03:28:34 PM

Fee: \$42.00

After recording return to:
Brandon R. Mancebo

2311 California Avenue
Klamath Falls, OR 97601

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

Escrow No. MT91396-MS

Title No. 0091396

SPECIAL r.042611

SPECIAL WARRANTY DEED

Prudential Relocation, Inc. a Colorado Corporation,

Grantor(s) hereby conveys and specially warrants to

Brandon R. Mancebo and Holly M. Mancebo, as tenants by the entirety

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

Lots 8 and 9 in Block 40 of BUENA VISTA 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.

The true and actual consideration for this conveyance is \$139,900.00

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

42 Amt

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.

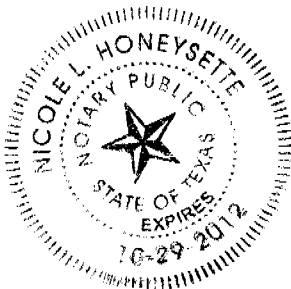
Dated this 13th day of October, 2011.

Prudential Relocation, Inc., a Colorado Corporation

By [Signature]

State of Texas
County of Harris

This instrument was acknowledged before me on Oct. 13th, 2011 by Randall Ramirez
as Asst. Secretary for Prudential Relocation, Inc., a Colorado Corporation.



[Signature]
(Notary Public)

My commission expires 10/29/12