

MT091571-MS

Grantor's Name and Address

National Residential Nominee Services Inc.  
10125 Crosstown Circle, Suite 380, Eden Prairie, MN  
55344

Grantee's Name and Address

After recording return to:

Jeremy D. Claassen  
147 Ridgecrest Drive  
Klamath Falls, OR 97601

Name, Address, Zip

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

same as above

Name, Address, Zip

2011-013415

Klamath County, Oregon



00110921201100134150020022

12/02/2011 03:08:50 PM

Fee: \$42.00

679678 45595

## SPECIAL WARRANTY DEED (CORPORATION)

KNOW ALL BY THESE PRESENTS that National Residential Nominee Services Inc., with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Jeremy D. Claassen and Hyun Jung Kim, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Lot 19 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portion of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 261,250.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. \*(The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 7th day of November, 2011; if grantor is a corporation, it has caused its name to be signed by an officer or other person duly authorized to do so by order of its board of directors.

4200

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. 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, 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.

National Residential Nominee Services Inc.

Loraine Slama

Printed Name: Loraine Slama

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

STATE OF Minnesota, County of Hennepin )ss.

This instrument was acknowledged before me on November 7, 2011  
by Loraine Slama as Vice Pres.  
of National Residential Nominee Services Inc..

Seal

Robin B. Cody  
Notary Public for  
My commission expires:

