

MT92073-MS

2012-000082

Klamath County, Oregon



00112161201200000820040043

01/05/2012 11:08:24 AM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92073-MS
Title Order No. 0092073

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Jeremy D. Westover and Christina L. Westover**

Address: **8117 Markgraf Lane**

City, ST Zip: **Klamath Falls, OR 97603**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Special Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **National Residential Nominee Services Inc., FBO Capital Relocation Services, 10125 Crosstown Circle, Ste #380, Eden Prairie, MN 55344**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **Jeremy D. Westover, 8117 Markgraf Lane, Klamath Falls, OR 97603**

Buyer Name & Address: **Christina L. Westover, 8117 Markgraf Lane, Klamath Falls, OR 97603**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Jeremy D. Westover**

Address: **8117 Markgraf Lane**

City, ST Zip: **Klamath Falls, OR 97603**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$5400,000.00

529m

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:

.....
.....
.....

Name, Address, Zip

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

.....
.....
.....

Name, Address, Zip

681863 46713

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. Westover and Christina L. Westover, 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:

See Attached Exhibit "A"

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 \$ 400,000.00.

*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 2nd day of December, 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.

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: _____

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 12/2/11
by LORAIN SLAMA as VP
of National Residential Nominee Services Inc..

Seal

Notary Public for
My commission expires:

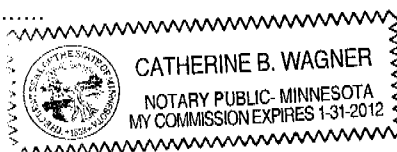


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, situated in the SE1/4 SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.