

MT91433-MS

2012-000133

Klamath County, Oregon

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.



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01/06/2012 03:04:57 PM

Fee: \$47.00

Reference - Escrow No. MT91433-MS
Title Order No. 0091433

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Shirley A. Bartholow**

Address: **5533 Summers 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): Statutory Warranty Deed

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

Seller Name & Address: **Prudential Relocation, Inc., 16260 North 71st Street, Scottsdale, AZ 85254**

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

Buyer Name & Address: **Shirley A. Bartholow, 5533 Summers 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: **Shirley A. Bartholow**

Address: **5533 Summers 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:

\$5119,000.00

47Awd



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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

Escrow No. MT91433-MS

Title No. 0091433

SPECIAL r.042611

SPECIAL WARRANTY DEED

PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION,

Grantor(s) hereby conveys and specially warrants to

Shirley A. Bartholow

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 22 and 23 of ELMWOOD PARK, 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 \$ 119,000.00.

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.

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 29th day of December, 2011.

PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION

By: [Signature]

State of TEXAS
County of HARRIS

This instrument was acknowledged before me on Dec 29th, 2011 by Randall Ramirez
as Asst. Sec. for PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION.

[Signature]
(Notary Public for _____)

My commission expires 04/08/2014

