

WTC 92169

2012-000750

Klamath County, Oregon



00112962201200007500050052

01/27/2012 11:18:38 AM

Fee: \$57.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Maximiliano Franco Meza  
3400 Patterson  
Klamath Falls, OR 97603

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Special Warranty Deed – Statutory Form

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Beneficial Oregon Inc.

931 Corporate Drive  
Pomona, CA 91769

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Maximiliano Franco Meza

3400 Patterson  
Klamath Falls, OR 97603

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 40,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Maximiliano Franco Meza

3400 Patterson

Klamath Falls, OR 97603

**6) SATISFACTION of ORDER or WARRANT**

ORS 204.125(1)(e)

CHECK ONE:  
(If applicable)

☐ FULL  
☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125 (1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_  
OR AS FEE NUMBER \_\_\_\_\_

57Amf

**RECORDING REQUESTED BY:**  
Fidelity National Title Company of Oregon

**GRANTOR'S NAME:**  
Beneficial Oregon Inc.

**GRANTEE'S NAME:**  
Maximiliano Franco Meza

**SEND TAX STATEMENTS TO:**  
Maximiliano Franco Meza  
4808 Harlan Drive  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**  
Maximiliano Franco Meza  
4808 Harlan Drive  
Klamath Falls, OR 97603

Escrow No: 20110039544-FTPOR03

4808 Harlan Drive  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Beneficial Oregon Inc.

Grantor, conveys and specially warrants to

Maximiliano Franco Meza

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

**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.**

The true consideration for this conveyance is \$40,000.00.

20110039544-FTPOR03  
Deed (Special Warranty – Statutory Form)

Dated 1/19/12 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon Inc.

BY: 

ITS: Blanche I. Stewart  
Asst. Secretary

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by

as \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
, Notary Public - State of Oregon  
My commission expires:


**ACKNOWLEDGMENT**

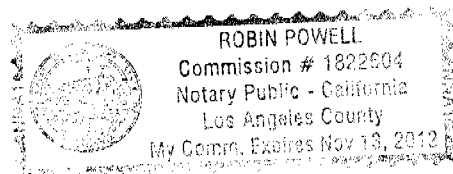
State of California  
County of Los Angeles

On January 19, 2012, before me, Robin Powell, a Notary Public personally appeared Blanche I Stewart, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point 100 feet, Westerly on the Northerly line of TRACT 39, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, from the Northeast corner of Tract 39; thence Southwest parallel with the Southeast line of said Tract 39 to a point on the Southwest line of said Tract 39; thence Northwest along the Southwest line of said Tract 100.27 feet to a point; thence Northeast and parallel with the Southeast line of said Tract 39 to a point on the Northeast line of said Tract 39; thence Southeast along the Northeast line of said Tract 39, 100 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said Tract 39 deeded to Klamath County by instrument recorded March 23, 1960 in Volume 319, page 679, Deed Records of Klamath County, Oregon, for road purposes.