

151 1812384

2012-001544  
Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Mary L. Doody  
403 Pelican St.  
Klamath Falls, OR 97601

Grantor Address:  
CitiMortgage, Inc.  
1225 Crater Lake Ave, Ste 101  
Medford, OR 97504

File No.: 7161-1812384 (SDB)  
Date: February 01, 2012

THIS SPACE RE



02/10/2012 02:06:06 PM

Fee: \$47.00

### STATUTORY SPECIAL WARRANTY DEED

**CitiMortgage, Inc.**, Grantor, conveys and specially warrants to **Mary L. Doody**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 14 IN BLOCK 1 OF BRYANT TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE RECORDS OF KLAMATH COUNTY;**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3rd day of February, 20 12.

CitiMortgage , Inc.

By: National Default REO Services, a  
Delaware Limited Liability Company  
dba First American Asset Closing  
Services ("FAACS"), as attorney in fact  
and/or agent, a corporation

  
By: Charlotte Elliott - print  
name here, authorized signor

APN: R524677

Statutory Special Warranty Deed  
- continued

File No.: 7161-1812384 (SDB)

Date: 02/01/2012

STATE OF

~~Oregon~~

County of

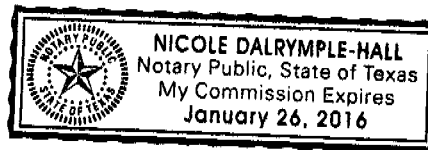
~~Klamath~~

~~ss.~~

This instrument was acknowledged before me on this 3rd day of February, 2012  
by as of CitiMortgage, Inc., on behalf of the .

Notary Public for Oregon

My commission expires:



Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent