

WTC 90461

2012-001827

Klamath County, Oregon



00114192201200018270040049

02/17/2012 11:08:41 AM

Fee: \$52.00

**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:**

Shelli A. Niblett  
16037 Sago Rd Apt D  
Apple Valley, CA 92307

**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

Shelli A. Niblett  
16037 Sago Rd Apt D  
Apple Valley, CA 92307

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 38,000.00

Other

**5) SEND TAX STATEMENTS TO:**

Shelli A. Niblett  
16037 Sago RD Apt D  
Apple Valley, CA 92307

**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 \_\_\_\_\_"

524mjt

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
Beneficial Oregon, Inc.

GRANTEE'S NAME:  
Shelli A. Niblett

SEND TAX STATEMENTS TO:  
Shelli A. Niblett  
16037 Sago RD Apt D  
Apple Valley, CA 92307

AFTER RECORDING RETURN TO:  
Shelli A. Niblett  
16037 Sago Rd Apt D  
Apple Valley, CA 92307

Escrow No: 20110029221-FTPOR03

146722 Wild Cougar Lane  
Gilcrest, OR 97737

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 Shelli A. Niblett,

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, in Volume M06 at Page 02894, except as specifically set forth below created or suffered by the grantor except as specifically set forth below:

Lot 6 in Block 4, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$38,000.00.

Dated 11/25/12 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Beneficial Oregon, Inc.

BY: Irma Barrios

**Irma Barrios**

ITS: Asst Sec

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

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

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

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

## ACKNOWLEDGMENT

State of California  
County of Los Angeles )

On January 25, 2012 before me, Blanche I Stewart, Notary Public  
(insert name and title of the officer)

personally appeared Irma Barrios,  
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.

Signature *Blanche I Stewart* (Seal)

