

WTC 92218

2012-003188

Klamath County, Oregon



00115858201200031880020022

03/27/2012 03:10:48 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:
HSBC Mortgage Services, Inc.
10385 Westmoor Drive, Suite 100
Westminster, Co 80021

GRANTEE'S NAME:
Tim Brown
2601 Hope Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Tim Brown
2601 Hope Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Tim Brown
6421 Bryant Avenue
Klamath Falls, OR 97603

Escrow No: 470311016998-TTJA26

6421 Bryant Avenue
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC Mortgage Services, Inc.

Grantor, conveys and specially warrants to

Tim Brown, an Estate in Fee Simple

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

Lot 21 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$132,500.00.

470311016998-TTJA26
Deed (Special Warranty – Statutory Form)

Seller's Initials

42218

Dated 2/27/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

HSBC Mortgage Services, Inc.

BY: _____

Norma J. Dudgeon, AVP

State of Colorado

COUNTY of Jefferson

**LPS Asset Management Solutions, Inc.,
as attorney in fact**

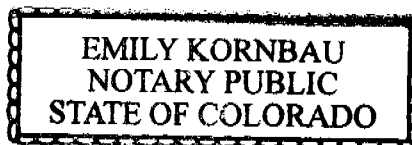
This instrument was acknowledged before me on February 27, 2012

by Norma J. Dudgeon

as AVP of LPS Asset Management Solutions, Inc. as Attorney in Fact

[Signature], Notary Public - State of ~~Oregon~~ ^{no} Colorado

My commission expires: _____



My Commission Expires 06/17/2013