

WTC 93499

Western Title &amp; Escrow

Order Number: 58334

2012-004407

Klamath County, Oregon



00117294201200044070020023

04/27/2012 03:17:48 PM

Fee: \$42.00

<b>Grantor</b>
Springleaf Financial Services, Inc. 106 NW Second Street Evansville, IN 47701
<b>Grantee</b>
Dean S. McPike Elizabeth D. McPike 1943 Waymire Street Salem, OR 97304
Until a change is requested, all tax statements shall be sent to the following address:
Dean S. McPike Elizabeth D. McPike 1943 Waymire Street Salem, OR 97304

Reserved for Recorder's Use

**STATUTORY SPECIAL WARRANTY DEED**

Springleaf Financial Services, Inc., formerly known as American General Financial Services (DE), Inc., Grantor, conveys and specially warrants to Dean S. McPike and Elizabeth D. McPike, husband and wife and Mark McPike and Vickie McPike, husband and wife, as tenants in common, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Parcels 1, 2 and 3 of Land Partition 3-08, located in the SW1/4NW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, recorded December 15, 2008 in Volume 2008-016501, Microfilm Records of Klamath County, Oregon.

Account No(s): 137122, 895439, 895400

Map/Tax Lot No(s): ~~1210~~-01680-06100, 006101, 06102

2310

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: none

The true consideration for this conveyance is \$40,000.00. (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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

4/25/12

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 18<sup>th</sup> day of April, 2012

**Springleaf Financial Services, Inc., formerly known as American General Financial Services (DE), Inc.**

By:

Thomas J. Cranee Asst. Vice President  
(Please print name and title)

State of Indiana, County of Vanderburgh ) ss.

This instrument was acknowledged before me on this 18<sup>th</sup> day of April, 2012 by Thomas J. Cranee, as Asst. Vice President of Springleaf Financial Services, Inc., formerly known as American General Financial Services (DE), Inc.

Beverly J. Kuhr  
Notary Public for Indiana  
My commission expires: 3-14-15



BEVERLY J. KUHR  
Resident of Vanderburgh County, IN  
Commission Expires: March 14, 2015