

1st 1898740-ALF

2012-006282

Klamath County, Oregon



00119496201200062820020020

06/08/2012 03:27:41 PM

Fee: \$42.00



After recording return to:  
Teresa Lemus  
2003 7th Street  
Malin, OR

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Teresa Lemus  
2003 7th Street  
Malin, OR

File No.: 7021-1898740 (ALF)  
Date: June 06, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**Springleaf Financial Services, Inc., formerly known as American General Financial Services, Inc., dba American General Financial Services**, Grantor, conveys and specially warrants to **Teresa Lemus**, 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 1, Block 64, City of Malin, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

F 42

APN: R125199


Statutory Special Warranty Deed  
- continued

File No.: 7021-1898740 (ALF)  
Date: 06/06/2012

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 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.

Dated this 7<sup>th</sup> day of June, 2012.

Springleaf Financial Services, Inc., formerly  
known as American General Financial  
Services, Inc., dba American General  
Financial Services

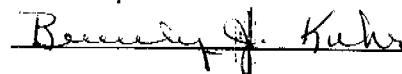
  
By: JILL BROOKS  
Asst Vice President

STATE OF Indiana )  
County of Vanderburgh ) ss.

This instrument was acknowledged before me on this 7<sup>th</sup> day of June, 2012  
by JILL BROOKS as Asst Vice President of Springleaf Financial  
Services, Inc., formerly known as American General Financial Services, Inc., dba American General  
Financial Services, on behalf of the Delaware Corporation.



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

  
Notary  
for Indiana  
My commission expires: 3-14-15

Public