

UTC 93943-DS

2012-007853

Klamath County, Oregon



THIS SPACE:



07/19/2012 11:15:28 AM

Fee: \$47.00

After recording return to:

ANTHONY LOUIS MCDOWELL

8538 W Avenue E

LANCASTER, CA 93536-8786

Until a change is requested all tax statements
shall be sent to the following address:

ANTHONY LOUIS MCDOWELL

8538 W Avenue E

LANCASTER, CA 93536-8786

Escrow No. MT93943-DS

Title No. 0093943

SPECIAL r.020212

SPECIAL WARRANTY DEED

**VANDERBILT MORTGAGE AND FINANCE, INC., A CORPORATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE STATE OF TENNESSEE,**

Grantor(s) hereby conveys and specially warrants to

ANTHONY LOUIS MCDOWELL,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is **\$85,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

472nd

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 12th day of July, 2012.

VANDERBILT MORTGAGE AND FINANCE, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE

BY: X Michael Shelton
Authorized Agent

State of Oregon
County of Klamath - Blount

This instrument was acknowledged before me on July 12th, 2012 by Michael Shelton, AS Authorized Agent FOR VANDERBILT MORTGAGE AND FINANCE, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE.

Regina M. Phillips
Notary Public for Oregon Tennessee

My commission expires 11-10-13



EXHIBIT A

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

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7;
THENCE NORTH 89° 36' 25" EAST ALONG THE CENTER LINE OF SAID SECTION 1494.98 FEET TO A 5/8"
IRON PIN; THENCE NORTH 00° 30' 24" EAST 357.67 FEET TO A 5/8" IRON PIN ON THE SOUTHERLY
RIGHT OF WAY LINE OF OREGON HIGHWAY #140; THENCE NORTH 56° 00' 00" WEST ALONG SAID
RIGHT OF WAY LINE 237.70 FEET TO A 1/2" IRON PIN; THENCE SOUTH 34° 00' 00" WEST 300 FEET TO
A 1/2" IRON PIN; THENCE NORTH 56° 00' 00" WEST A DISTANCE OF 450 FEET TO A 1/2" IRON PIN;
THENCE NORTH 34° 00' 00" EAST 300 FEET TO A 1/2" IRON PIN ON THE SOUTHERLY RIGHT OF WAY
LINE OF OREGON HIGHWAY #140; THENCE NORTH 56° 00' 00" WEST ALONG SAID RIGHT OF WAY
LINE 642.31 FEET TO A 1/2" IRON PIN; THENCE SOUTH 451.66 FEET TO A 1/2" IRON PIN; THENCE
SOUTH 89° 37' 09" WEST 397.51 FEET TO A 1/2" IRON PIN; THENCE SOUTH ALONG THE WEST LINE
OF SAID NORTHEAST QUARTER 657.35 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R408044 and M882255