

NOT 94605

2012-008888

Klamath County, Oregon



00122622201200088880020023

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
940 NW Garden Valley Blvd, Suite 104
Roseburg, OR 97471

08/13/2012 11:24:50 AM

Fee: \$42.00

GRANTOR:
Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

GRANTEE:
Mark M. Milligan and Tina Milligan, as tenants by
the entirety
4325 Commerce St. #111
Eugene, OR 97402

AFTER RECORDING RETURN AND SEND TAX
STATEMENTS TO:
Mark M. Milligan and Tina Milligan
4325 Commerce St. #111
Eugene, OR 97402

Escrow No: 470312022523-TTJA22

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Vanderbilt Mortgage and Finance, Inc. Grantor, conveys and specially warrants to Mark M. Milligan and Tina Milligan, as tenants by the entirety, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

E1/2 SE1/4 NW1/4 NE1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.
Together with Goldenwest manufactured home Serial number ALB029213ORA & ALB029213ORB

The true consideration for this conveyance is \$41,500.00.

ENCUMBRANCES:
Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear 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, 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 8-9-12 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Vanderbilt Mortgage and Finance, Inc.

BY: Joseph G. Johnson
Joseph G. Johnson, Authorized Agent

470312022523-TTJA22
Deed (Special Warranty - Statutory Form)

42.00

State of Tennessee

COUNTY of Blount

This instrument was acknowledged before me on August 9, 2012

by Joseph G. Johnson

BSS
Notary Public - State of Tennessee

My commission expires: 6/22/14

