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2012-009129
Klamath County, Oregon



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08/17/2012 03:16:11 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
OSU Federal Credit Union

GRANTEE:
Louis B. Crement and Paulette J. Crement

SEND TAX STATEMENTS TO:
Louis B. Crement and Paulette J. Crement
1265 SE Riverforest Ln
Milwaukie, OR 97267

AFTER RECORDING RETURN TO:
Louis B. Crement and Paulette J. Crement
1265 SE Riverforest Ln
Milwaukie, OR 97267

Escrow No: FT120036672-FTMWV09

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

OSU Federal Credit Union, Grantor, conveys and specially warrants to

Louis B. Crement and Paulette J. Crement, as tenants by the entirety, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trust under that certain trust deed recorded in Klamath County, Instrument No. 2008 at page 009636 except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 22, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$20,000.00.

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: 8-16-12

FT120036672-FTMWV09
Deed (Special Warranty – Statutory Form)

FIDELITY NATIONAL TITLE 12-36672

\$ Amt 42.00

OSU Federal Credit Union

BY: Debra MW Riggle
Debra MW Riggle, Vice President
Financial Services

State of OREGON

County of Benton

This instrument was acknowledged before me on August 16, 2012 by Debra MW Riggle, Vice President Financial Services of OSU Federal Credit Union.

Karen L Davis
Notary Public - State of Oregon

My commission expires: 6-28-16

