

MT94307-DS

2012-009624

Klamath County, Oregon



00123559201200096240020026

08/30/2012 03:12:41 PM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DUSTIN RENSHAW

10029 McGuire Ave.

Klamath Falls, OR 97603

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

DUSTIN RENSHAW

10029 McGuire Ave.

Klamath Falls, OR 97603

Escrow No. MT94307-DS

Title No. 0094307

SPECIAL r.020212

SPECIAL WARRANTY DEED

HOMESALES INC., A DELAWARE CORPORATION,

Grantor(s) hereby conveys and specially warrants to

DUSTIN RENSHAW,

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:

Unit 10029 (McGuire Avenue), Supplemental Plat Tract 1379, **FALCON HEIGHTS** CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$67,000.00**.

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.

42 amt.

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 29th day of August, 2012.

HOMESALES INC., A DELAWARE CORPORATION

BY: X

Tricia Foldessy, VP

State of Florida

County of Broward

This instrument was acknowledged before me on August 29th, 2012 by Tricia Foldessy, VP AS Vice President OF HOMESALES INC., A DELAWARE CORPORATION. Whom is personally known to me.

Regina M. Upshaw
(Notary Public)

Regina M. Upshaw

My commission expires May 29, 2015

