

2012-010708

Klamath County, Oregon



00124898201200107080020022

09/27/2012 03:23:07 PM

Fee: \$42.00

RECORDING REQUESTED BY:
RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

HSBC Mortgage Services, Inc.
c/o HSBC MORTGAGE SERVICES INC
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

Case No. OR08000046-12-1

APN R504270

Title Order No. 6509190

Grantor: Susan K. Wilcynski
Grantee: HSBC Mortgage Services, Inc.
Commonly Known As: 1931 BRYANT CT , KLAMATH FALLS , OR 97603
Tax Parcel No.: R504270

The true consideration for this conveyance is \$0.00 plus other goods and consideration. (Here comply with the requirements of ORS 93.030)

STATUTORY WARRANTY DEED

The Grantor(s), **Susan K. Wilcynski**, for and in consideration of a DEED IN LIEU OF FORECLOSURE, grants, bargains, sells, conveys, and conforms to **HSBC Mortgage Services, Inc.** under said Deed of Trust recorded on October 28, 2003 in Volume M03, on Page 79838 the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 8 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 1931 BRYANT CT , KLAMATH FALLS , OR 97603

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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F 42 ✓

Date: 07-09-12By: Susan K. Wilczynski
By: SUSAN K. WILCZYNSKISTATE OF Oregon
COUNTY OF Lane

On 7-9-2012 before me Sharon McCormick, a Notary Public in and for said county, personally appeared, Susan K Wilczynski personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon McCormick
Notary Public in and for said County and State