

WTC 94757

2012-010854

Klamath County, Oregon



00125068201200108540030032

10/01/2012 11:24:06 AM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:

U.S. Bank N.A., as Trustee for GMACM
Mortgage Loan Trust 2010-2, Mortgage
Pass-Through Certificates Series 2010-2
33600 6th Avenue, S
Federal Way, WA 98003

GRANTEE:

Richard M. Perez and Jacqueline Perez, as
tenants by entirety
15912 Bald Eagle Court
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Richard M. Perez and Jacqueline Perez
15912 Bald Eagle Court
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Richard M. Perez and Jacqueline Perez
15912 Bald Eagle Court
Klamath Falls, OR 97601

Escrow No: 3626051330DER-TTPOR45
15512 Richardson Lane
Keno, OR 97627

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank N.A., as Trustee for GMACM Mortgage Loan Trust 2010-2, Mortgage Pass-Through
Certificates Series 2010-2

Grantor, conveys and specially warrants to

Richard M. Perez and Jacqueline Perez, as tenants by entirety

Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor or by any predecessor in interest to grantor as beneficiary, assignee or nominee, or the trustee or
successor trustee under that certain trust deed recorded December 7, 1999 in Volume M99 page 48226,
Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

The true consideration for this conveyance is \$47,500.00.

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and
easements of Record, if any. 2012-2013, taxes a lien not yet due and payable

**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: 9/25/12

U.S. Bank N.A., as Trustee for GMAC Mortgage
Loan Trust 2012-2, Mortgage Pass-Through
Certificates Series 2010-2

BY: Green Tree Servicing, LLC, Attorney in Fact

BY: Bradley S. Johnson

NAME: Bradley S. Johnson

ITS: Assistant Vice President

State of Arizona

County of Maricopa

This instrument was acknowledged before me on Sept. 25, 2012 by

Bradley S. Johnson

as Asst Vice President of Green Tree Servicing, LLC

Jennifer Navarro
Notary Public, State of Arizona
My commission expires: 6/29/16

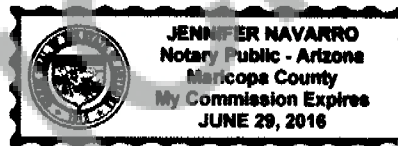


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 18 in Block 27 of TRACT NO. 1004 - THIRD ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy