

**2012-012527**

**Klamath County, Oregon**

**11/09/2012 01:49:56 PM**

**Fee: \$52.00**

*mrc 92713*

**AFTER RECORDING RETURN TO:**

Linda O'Clair  
4622 Belim Drive  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
Same as above

**Filed for Record at Request of: Pinnacle Northwest Escrow, LLC  
Escrow Number: 111475  
Title Number: 0092713 \*\*AmeriTitle\*\***

**Special Warranty Deed**

Property Address: **4622 Belim Drive, Klamath Falls, OR 97603**  
Account No.: **3909-013AB-02100-000** / Key No.: **568406** / Code No.: **100**

**Reverse Mortgage Solutions, Inc., GRANTOR,**  
whose address is 2727 Spring Creek Drive, Spring, TX 77373,

for and in consideration of **\$57,000.00**, in hand paid, conveys and specially warrants to

**Linda O'Clair, a single individual,**  
**GRANTEE**, whose address is 4622 Belim Drive, Klamath Falls, OR 97603,

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 trustee under that certain trustee deed recorded November 17, 2010 in Volume 2010-013333, Microfilm Records of Klamath County, Oregon, except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**, to wit:

**Lot 12, in Block 4, Tract 1085, COUNTY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year; (2) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

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.

*52 AMT*

SPECIAL WARRANTY DEED Page 2

Property Address: 4622 Bellm Drive, Klamath Falls, OR 97603

Account No.: 3909-013AB-02100-000 / Key No.: 568406 / Code No.: 100

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.

GRANTOR:

  
Reverse Mortgage Solutions, Inc.

BY: JULIE L. LINALEY

ITS: ASST. VICE PRESIDENT

STATE OF TEXAS

SS.

COUNTY OF HARRIS

On this, the 5TH day of September, 2012,

I certify that I know or have satisfactory evidence that JULIE L. LINALEY is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

And that he/she is the ASST. VICE PRESIDENT of Reverse Mortgage Solutions, Inc., Grantor, and is authorized to sign on its behalf.

Dated: 9-5-12

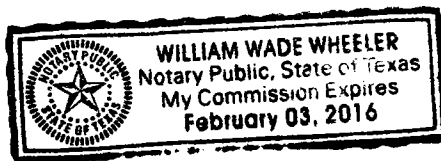


Notary name printed or typed: WILLIAM WADE WHEELER

Notary Public in and for the State of TEXAS

Residing at TX

My appointment expires: 2-3-16



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## EXHIBIT 'A'

City liens, if any due and payable to the City of Klamath Falls.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Country Green Association, Inc.

Agreement, subject to the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974 and recorded May 2, 1974 in Volume M74, page 5514, Microfilm Records of Klamath County, Oregon.

Agreement, subject to the terms and provisions thereof, between South Suburban Sanitary District and Henley Land Co., Inc., dated May 10, 1974 and recorded May 14, 1974 in Volume M74, page 5999, Microfilm Records of Klamath County, Oregon.

Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"This plat is approved subject to the following conditions: (1) The owners of the land in this subdivisions, their heirs and assigns, in whom title may be vested, shall always at their own expense properly install, maintain and operate such systems; (2) The Enterprise Irrigation District, its successors or assigns and the United States, person, firm or corporations operating the irrigation works of the enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation; (3) The liability of operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets; (4) The lands will always be subject to irrigation water is furnished or used, and Henley Land Company, Inc., an Oregon Corporation, in recording this Plat of Country Green, a subdivision, has designated certain areas of land as open areas, walkways, courts, parking areas, streets, and ways as intended for use by the homeowners in Country Green for recreation and other related activities. The above-described areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners of Country Green, as more fully provided in Article IV (1-b) Declaration of Covenants and Restrictions applicable to Country Green, dated the \_\_\_\_ day of \_\_\_\_, 1974 and recorded with this Plat. Said Article IV is hereby incorporated and made part of this plat."

A 5 foot building setback as shown on the dedicated plat.

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**EXHIBIT 'A' CONTINUED**

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Recorded: July 30, 1974

Volume: M74, page 9272, Microfilm Records of Klamath County, Oregon

Amended, subject to the terms and provisions thereof;

Recorded: June 30, 1975

Volume: M75, page 7360, Microfilm Records of Klamath County, Oregon

Amendment to Covenants, conditions and restrictions as filed in Decree filed July 11, 1979 in Case No. 78-525E and Amended recorded August 24, 1989 in Volume M89, page 15824, Amended recorded July 26, 1991 in Volume M91, page 14626, Microfilm Records of Klamath County, Oregon.

Right of Way Easement created by instrument, subject to the terms and provisions thereof,

Dated: August 13, 1974

Recorded: August 15, 1974

Volume: M74, page 9954, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Compny, a corporation, its successors and assigns

Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;

Recorded: June 21, 2005

Volume: M05, page 46394, Microfilm Records of Klamath County, Oregon

Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.