

2012-013184

Klamath County, Oregon

11/28/2012 10:52:40 AM

Fee: \$52.00

MTL 94095
RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
HSBC Mortgage Services, Inc.
931 Corporate Drive
Pomona, CA 91769

GRANTEE:
Myles Daley and Anna Daley
503 Crater Lake Pkwy
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Myles Daley and Anna Daley
403 Torrey Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Myles Daley and Anna Daley
403 Torrey Street
Klamath Falls, OR 97601

Escrow No: 20120053775-FTPOR03

403 Torrey Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC Mortgage Services, Inc. Grantor, conveys and specially warrants to Myles Daley and Anna Daley

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 trustee under that certain trust deed recorded in Klamath County, Instrument No. 2006-022389, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO : EXHIBIT A

The true consideration for this conveyance is \$77,000.00.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters of record.

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 _____; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

20120053775-FTPOR03

Deed (Special Warranty – Statutory Form)

52 AMT

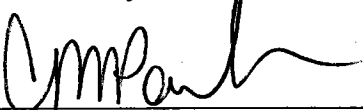
ACKNOWLEDGMENT

State of California
County of Los Angeles

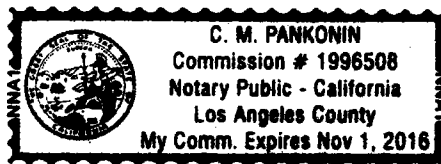
On November 21, 2012, before me, C.M. Pankonin, a Notary Public personally appeared Blanche I Stewart, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



RESTRICTED

HSBC Mortgage Services, Inc.

BY: 

NAME: Blanche I. Stewart

Asst. Secretary

TITLE: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 20__ by

as _____ of _____

_____, Notary Public - State of _____
My commission expires: _____

LEGAL DESCRIPTION

EXHIBIT A

Lots 11 and 12 in Block 7 of KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.