

2012-013564

Klamath County, Oregon

12/05/2012 03:46:40 PM

Fee: \$47.00

MTC 94819

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

GMAC Mortgage, LLC

2711 N. Haskell Drive, 11th Floor

Dallas, TX 75204

GRANTEE:

Russel W Pinckney

SEND TAX STATEMENTS TO:

Russel W Pinckney

10730 Washburn Way

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Russel W Pinckney

10730 Washburn Way

Klamath Falls, OR 97603

Escrow No: 20120058249-FTPOR03

10730 Washburn Way

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

GMAC Mortgage, LLC Grantor, conveys and specially warrants to Russell W Pinckney

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. 2009-012298, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$64,900.00.

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

Property taxes in an undetermined amount which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2012-2013.

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.

47 AMT

20120058249-FTPOR03

Deed (Special Warranty – Statutory Form)

Dated 10-3-12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

GMAC Mortgage, LLC

BY: [Signature]

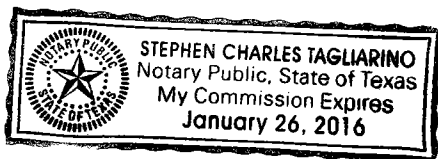
NAME: Teerayut Kaewpradit

TITLE: AUTHORIZED OFFICER

State of Texas
County of Dallas

This instrument was acknowledged before me on 10/3, 2012 by
Teerayut Kaewpradit
as 40 of GMAC Mortgage LLC.

[Signature]
Notary Public - State of Texas
My commission expires: 1/26/16



LEGAL DESCRIPTION

EXHIBIT A

Lot 2 in Block 1 of TRACT 1018, accoring to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon