



THIS SPACE RESERVED FOR RECORDER'S USE

2013-006038
Klamath County, Oregon
05/29/2013 01:46:58 PM
Fee: \$42.00

After recording return to:

LEWIS A. DRIVER

P.O. BOX 1244

CHILOQUIN, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

LEWIS A. DRIVER

P.O. BOX 1244

CHILOQUIN, OR 97624

Escrow No. MT97904-LW

Title No. 0097904

SPECIAL r.020212

SPECIAL WARRANTY DEED

US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND,

Grantor(s) hereby conveys and specially warrants to

LEWIS A. DRIVER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

The N1/2 N1/2 SE1/4 of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the S1/2 NE1/4 NE1/4 SE1/4.
ALSO EXCEPTING THEREFROM that portion lying within Chiloquin Agency Highway State 422.

The true and actual consideration for this conveyance is **\$95,250.00**.

Grantor is lawfully seized in fee simple on the above granted premises and **SUBJECT TO:** all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

42AWJ

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 this 28TH day of MAY, 2013.

Lana J. Patraw
BY LANA J. PATRAW OFFICER OF
U.S. BANK NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER OF U.S. BANK NATIONAL
ASSOCIATION ND

State of MINN
County of WENNEPIN

This instrument was acknowledged before me on MAY 28, 2013 by LANA J. PATRAW as OFFICER of US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND.

Anthony D. Steinman
(Notary Public for Minnesota)

My commission expires 1/31/17

