



THIS SPACE RESERVED FOR RE

2013-010639
Klamath County, Oregon
09/18/2013 12:10:44 PM
Fee: \$42.00

After recording return to:

RICHARD M. PEREZ

15912 Bald Eagle Court

Klamath Falls, OR 97601

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

RICHARD M. PEREZ

15912 Bald Eagle Court

Klamath Falls, OR 97601

Escrow No. MT98953-DS

Title No. 0098953

SPECIAL r.020212

SPECIAL WARRANTY DEED

SPRINGLEAF FINANCIAL SERVICES, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC., D/B/A/ AMERICAN GENERAL FINANCIAL SERVICES (DE), INC.,

Grantor(s) hereby conveys and specially warrants to

RICHARD M. PEREZ and JACQUELINE PEREZ, husband and wife, as tenants by the entirety,

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:

Lot 19 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.

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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.

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 17th day of September, 2013.

SPRINGLEAF FINANCIAL SERVICES, INC.,
FORMERLY KNOWN AS AMERICAN GENERAL
FINANCIAL SERVICES, INC., D/B/A/ AMERICAN
GENERAL FINANCIAL SERVICES (DE), INC.

BY: [Signature]
ASSISTANT VICE-PRESIDENT

Michael D. Williams

State of Indiana
County of Vanderburgh

This instrument was acknowledged before me on Sept. 17th 2013
By Michael D. Williams AS Asst. Vice President OF
SPRINGLEAF FINANCIAL SERVICES, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL
SERVICES, INC., D/B/A/ AMERICAN GENERAL FINANCIAL SERVICES (DE), INC.

[Signature]
(Notary Public for Oregon)

My commission expires 3-14-15



BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

