



2013-012496
Klamath County, Oregon
11/07/2013 10:07:05 AM
Fee: \$42.00

After recording return to: (Name, Address, Zip)

Randy Moss

8555 West Langell Valley Rd., Bonanza, OR 97623

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Suntrust Mortgage, Inc.

1001 Semmes Ave., Richmond, VA 23224

GRANTEE:

Randy Moss

8555 West Langell Valley Rd., Bonanza, OR 97623

ORDER NO. 01049-10069

Space Above Reserved for Recorder's Use

SPECIAL WARRANTY DEED

(Corporate Grantor)

Suntrust Mortgage, Inc., Grantor, conveys and specially warrants to Randy Moss, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, being the same premises conveyed by Bargain and Sale Deed Recorded on May 5, 2013, in the Klamath County Recorder's office as fee number 2013-005532, situated in Klamath County, State of Oregon, to wit:

Lot 63, TRACT 1476, GRAY ROCK PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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. 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 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.

The true and actual consideration for this conveyance is \$14,900.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 23 day of October, 2013
PID:# 842689 Property Address: XXX Lot 63, Klamath Falls, OR 97603

42.00

SunTrust Mortgage Inc.

Jackie Alsalem

By:

Printed Name: Jackie Alsalem

State of ~~Oregon~~ Colorado

County of ~~Glackamas~~ Denver

ss.

The foregoing instrument was acknowledged before me this 23 day of October,
2013 by Jackie Alsalem as V.P. of SunTrust Mortgage, Inc..

Before me:

Tammi S Thomas

Notary Public for Oregon

My commission expires: 11/19/13

PID:# 842689 Property Address: XXX Lot 63, Klamath Falls, OR 97603

