



After recording return to:

Rae D. Justin  
846 California Avenue  
Klamath Falls, OR 97601

Name, Address, Zip

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

same as above

Name, Address, Zip

2014-000367

Klamath County, Oregon

01/15/2014 12:09:55 PM

Fee: \$52.00

721837 66248

## SPECIAL WARRANTY DEED (CORPORATION)

KNOW ALL BY THESE PRESENTS that National Residential Nominee Services Inc., with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

RAE D. JUSTIN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

See Attached Exhibit "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 74,900.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. \*(The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

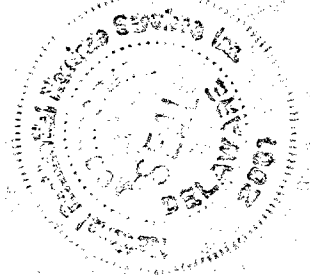
In witness whereof, the grantor has executed this instrument this 3rd day of December, 2013 if grantor is a corporation, it has caused its name to be signed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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, 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.

National Residential Nominee Services Inc.

Loraine Slama

Printed Name: Loraine Slama



Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

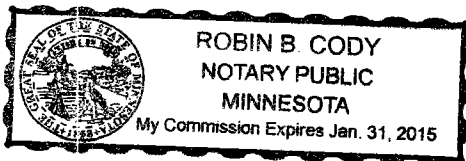
STATE OF MN, County of Hennepin )ss.

This instrument was acknowledged before me on Dec 3, 2013  
by Loraine Slama as V.P.  
of National Residential Nominee Services Inc..

Seal

Notary Public for

My commission expires:



## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 12, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and running thence Northwesterly along the Northeasterly boundary of the said Lot 12, 96.72 feet, more or less, to the most Easterly corner of the tract heretofore deeded to Geo. T. Morgan by deed recorded in Book 100 at Page 109, Deed Records of Klamath County, Oregon; thence Southwesterly along the Southeasterly boundary of the said tract deeded to Geo. T. Morgan, 36.89 feet, more or less, to a point on the Northeasterly boundary of the tract heretofore deeded to W.C. Townsend by deed recorded in Book 86 at Page 595, Deed Records of Klamath County, Oregon; thence Southeasterly along the said Northeasterly boundary of tract deeded to W.C. Townsend 101.71 feet, more or less, to a point in the Northwesterly boundary of California Avenue; which also marks the Southeasterly boundary of the Lot 12; thence Northeasterly 42.82 feet more or less along the said Northwesterly boundary of California Avenue to the point of beginning.