



2014-002636
Klamath County, Oregon
03/26/2014 02:31:00 PM
Fee: \$52.00

After recording return to:
Jeffery A. Fleek
5133 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested,
all tax statements shall be sent
to the following address:
Jeffery A. Fleek
5133 Harlan Drive
Klamath Falls, OR 97603

SL# 3225132

**SPECIAL WARRANTY DEED
(OREGON)**

DEUTSCH BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST, 2006-1 Grantor, conveys and specially warrant(s) **JEFFERY A. FLEEK, A SINGLE MAN** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

THE EASTERLY ONE-HALF OF TRACT 29 OF HOMEDALE, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of all encumbrances created, EXCEPT :

The true consideration for this conveyance is **75,300.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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: 1/6/2014

**DEUTSCH BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY IXIS REAL ESTATE CAPITAL TRUST, 2006-1**

Elisa Michelle Torrente 1/6/14 _____

By: **Elisa Michelle Torrente**

By:

Its: **Authorized Signer**

Its:

[Insert Appropriate Acknowledgment/Jurat]

11/11/14 14:00:00

11/11/14 14:00:00

11/11/14

3

California

State of California

County of Alameda

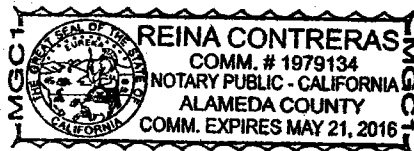
On January 6th, 2014 before me, Reina Contreras, a Notary Public
personally appeared Elisa M Torrente

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is are subscribed to the within instrument and acknowledged to me that he she they
executed the same in his her their authorized capacity (ies), and that by his her their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)