



**2014-008490**  
Klamath County, Oregon  
08/14/2014 11:25:13 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CRAIG R DANKSON  
2326 WHITE AVENUE  
KLAMATH FALLS OR 97601

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

CRAIG R DANKSON  
2326 WHITE AVENUE  
KLAMATH FALLS OR 97601

Escrow No. 3232020  
Title No. 3232020

SPECIAL-EM

## **SPECIAL WARRANTY DEED**

**OWB REO LLC**

whose mailing address is **2900 ESPERANZA CROSSING, AUSTIN TX 78758**

Grantor(s) hereby grant, bargain, sell, warrant and convey to

**CRAIG R DANKSON**

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain Trust Deed recorded **01/22/2014** instrument # **2014-000529**, except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

**LOT 5 IN BLOCK 307, DARROW ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Tax Account No: **R3809-033DD-04800-000**

**More Commonly known as:** 2326 WHITE AVENUE, KLAMATH FALLS OR 97601

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.

The true and actual consideration for this conveyance is \$ **37,500.00**

4700

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THAT 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

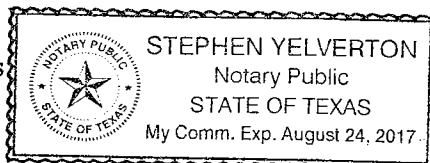
OWB REO LLC


  
Louise Chavez  
VP

STATE OF TEXAS )  
COUNTY OF TRAVIS )SS.

This instrument was acknowledged before me this \_\_\_\_\_ day of AUG 07 2014 2012, by  
Louise Chavez  
VP as Vice President, the Grantor.

My Commission Expires



  
STEPHEN YELVERTON  
Notary Public