



2014-011420
Klamath County, Oregon
10/30/2014 02:31:51 PM
Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

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. .

GRANTOR:
PennyMac Corp.

GRANTEE:
Roger Kowash and Bobbi Kowash, as tenants by
the entirety

SEND TAX STATEMENTS TO:
Roger Kowash and Bobbi Kowash
2100 Park Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Roger Kowash and Bobbi Kowash
2100 Park Avenue
Klamath Falls, OR 97601

Escrow No: FT130044414-FTMWV01

2100 Park Avenue
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

PennyMac Corp.

Grantor, conveys and specially warrants to

Roger Kowash and Bobbi Kowash, as tenants by the entirety

Grantee, the following described real property free and clear of 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 in Klamath County, Instrument No. 2006-016352, except as specifically set forth below.

Lots 1 through 12 in Block 18 TOGETHER WITH the vacated alley adjacent to said Lots of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$191,500.00.

ENCUMBRANCES:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear 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, 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

FT130044414-FTMWV01
Deed (Special Warranty – Statutory Form)

4 units.

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: 10-14-, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

PennyMac Corp.

PennyMac Loan Services, LLC,
its attorney-in-fact

By: 

Name: Rob Schreiber
Senior Vice President, Asset Management

Title: _____

ACKNOWLEDGMENT

State of California
County of Venura

On 10-14-14, before me, Cynthia Hoff, Notary Public
(insert name and title of officer)

Personally appeared Rob Schreiber
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)

