



2014-013098
Klamath County, Oregon
12/19/2014 03:40:32 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JESSIE J. FARMER & JENNA L. BROWN
2230 ANGLE ST
KLAMATH FALLS, OR 97601

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

JESSIE J. FARMER & JENNA L. BROWN
2230 ANGLE ST
KLAMATH FALLS, OR 97601

Escrow No. **3293812**
Title No. **0101681**

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

JESSIE J. FARMER AND JENNA L. BROWN,

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 11/12/2014 instrument # 2014-011804, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

See Attached Legal Description as Exhibit "A"

Tax Account No: 00R184179

More Commonly known as: **2230 ANGLE ST, 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:

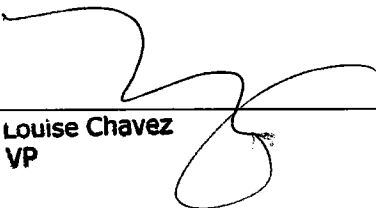
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is \$115,714.00

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.

Date: DEC 15 2014, 2014

OWB REO, LLC

By: 
Louise Chavez
VP

STATE OF TEXAS
COUNTY OF TRAVIS)SS.

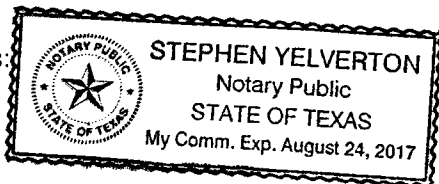
DEC 15 2014

This instrument was acknowledged before me this _____ day of _____, 2014, by

Louise Chavez
VP

as Vice President of the Grantor.

My Commission Expires





STEPHEN YELVERTON
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:
Beginning at a 1/2" iron pin being North 05° 11' 52" East 55.00 feet from the Southwest corner of said Lot 2; thence from said point of beginning South 87° 49' 06" East 131.08 feet to a point on the East line of said Lot 1; thence North 17° 43' 55" East along the said East line 57.02 feet to a point; thence North 87° 49' 06" West 143.47 feet to a point; thence South 05° 11' 52" West 55.00 feet to the point of beginning.