

**2015-001345**

**Klamath County, Oregon**

02/17/2015 10:10:28 AM

Fee: \$42.00

File No. 14011499

<b>Grantor</b>
BENEFICIAL OREGON INC c/o Altisource Solutions, Inc. 1000 Abernathy Road NE Building 400, Ste 200 Atlanta, GA 30328
<b>Grantee</b>
Candice R Warmee 1985 Portland Street Klamath Falls, OR 97601
<b>After recording return to</b>
Candice R Warmee 1985 Portland Street Klamath Falls, OR 97601
<b>Until requested, all tax statements shall be sent to</b>
Candice R Warmee 1985 Portland Street Klamath Falls, OR 97601 Tax Acct No(s): R302452

Reserved for Recorder's Use

**STATUTORY SPECIAL WARRANTY DEED**

**BENEFICIAL OREGON INC**, Grantor, conveys and specially warrants to **Candice R Warmee**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The West 63.2 feet of Lot 6, Block 6, FAIRVIEW ADDITION, according to the official plat thereof on file on the office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

The true consideration for this conveyance is **\$44000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 11 day of February, 2015.

**BENEFICIAL OREGON INC**, by Altisource Solutions, Inc., its Attorney in fact.

By: 

State of GA County of FULTON ) ss.  
 On FEBRUARY 4, 2015 personally appeared Shirley D. Mallory before me, Shirley D. Mallory as Authorized Signer for Altisource Solutions, Inc., as attorney in fact for **BENEFICIAL OREGON INC**.

Notary Public for

My commission expires: \_\_\_\_\_

