

Amorita
MTC 10/10/09

2015-003661

Klamath County, Oregon

04/20/2015 01:11:00 PM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Flagstar Bank, FSB

GRANTEE:
Ronald Swearingen
15948 Cascade Lane
La Pine, OR 97739

SEND TAX STATEMENTS TO:
Ronald Swearingen
15948 Cascade Lane
La Pine, OR 97739

AFTER RECORDING RETURN TO:
Ronald Swearingen
15948 Cascade Lane
La Pine, OR 97739

Escrow No: 20140096501-FTPOR03

1509 Wilford Avenue
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Flagstar Bank, FSB, Grantor, conveys and specially warrants to

Ronald Swearingen

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 10, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
Beginning at the Southeast corner of Lot 10, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon; thence North 50 feet; thence East 44; thence South 50 feet; thence West 44 feet to the point of beginning.

The true consideration for this conveyance is \$34,000.00.

ENCUMBRANCES: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now 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 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.

20140096501-FTPOR03
Deed (Special Warranty – Statutory Form)

Grant

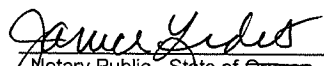
Dated 4-9-15 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Flagstar Bank, FSB, by Selene Finance, LP as attorney in fact.

BY: 
Jason Burr
Assistant Vice President
IT'S: _____

State of Texas
County of Harris

This instrument was acknowledged before me on 4-9, 2015 by
Jason Burr
as Assistant Vice President of By: Selene Finance LP, as Attorney-in-Fact


Notary Public - State of Oregon
My commission expires: 7/11/2018

