



**2015-004668**

**Klamath County, Oregon**

**05/08/2015 03:07:55 PM**

**Fee: \$47.00**

**RECORDING REQUESTED BY:**  
Fidelity National Title Company of Oregon

**GRANTOR:**  
Flagstar Bank, FSB  
9990 Richmond Ave, Suite 400  
Houston, TX 77042

**GRANTEE:**  
Brian Heath

**SEND TAX STATEMENTS TO:**  
Brian Heath  
5217 Bryant Avenue  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**  
Brian Heath  
5217 Bryant Avenue  
Klamath Falls, OR 97603

Escrow No: 20140098787-FTPOR03

5217 Bryant Avenue  
Klamath Falls, OR 97603

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

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

Lot 52, YALTA GARDENS, 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 \$88,000.00.

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.**

Dated 4-13-15 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

*4/13/15*

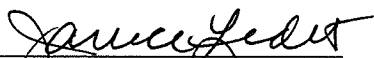
Flagstar Bank, FSB, by Selene Finance, LP as attorney in fact.

BY:   
Jason Burr

IT'S: Assistant Vice President

State of Texas  
County of Harris

This instrument was acknowledged before me on 4-13, 2015 by  
Jason Burr  
as Assistant Vice President of By: Selene Finance LP, as Attorney-in-Fact

  
, Notary Public - State of Tx  
My commission expires:

