

2015-006322

Klamath County, Oregon

06/16/2015 03:46:40 PM

Fee: \$47.00


Prepared by and After Recording Return to:
Continental Real Estate Services
9362 Dielman Industrial Drive
St. Louis, MO 63132

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

AMERITITLE
49431AM

Nick Crosby
29984 Kelso
Eugene, Oregon 97402

OREGON SPECIAL WARRANTY DEED

 U.S. Bank National Association* ("Grantor") conveys and specially warrants to Nick Crosby ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
*as successor by merger with Firststar Bank, N.A.

Lot 2, Block 15, Fairview Addition No. 2, to the city of Klamath Falls, according to the official plat thereof on file in the office of the county clerk of Klamath County, OR

The true consideration for this conveyance is \$9,600.00

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 19th day of May, 2015.

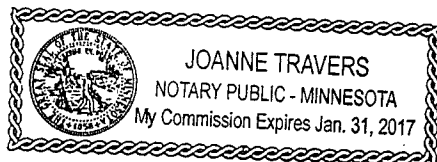
U.S. Bank National Association

By: Deborah F. Brant
Authorized Signor: Deborah F. Brant

STATE of Minnesota)
) ss.
COUNTY of Hennepin)

On this 19th day of May, 2015, before me, the subscriber, a Notary Public in and for said County and State, personally came U.S. Bank National Association, by and through Deborah F Brant, its REO Manager, the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



Joanne Travers
Notary Public
Joanne Travers