

AMERITITLE
0101414

2015-007770
Klamath County, Oregon
07/16/2015 10:59:07 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JESSE WITHERS

2076 LAKESHORE

KLAMATH FALLS OR 97601

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

JESSE WITHERS

2076 LAKESHORE

KLAMATH FALLS OR 97601

Escrow No. 3286108

Title No. 3286108

SPECIAL-EM _____ Consideration \$32,000.00

SPECIAL WARRANTY DEED

CITIMORTGAGE, INC.

whose mailing address is 1000 TECHNOLOGY DRIVE O'FALLON MO 63368

Grantor(s) hereby grant, bargain, sell, warrant and convey to

JESSE WITHERS, A SINGLE MAN

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 instrument # 2015-002014, except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

Tax Account No: 417604

More Commonly known as: 2123 OAK AVE, KLAMATH FALLS, OR 97601-3284

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:

The Southerly 38.2 feet of Lots 30 and 31, Block 18, INDUSTRIAL 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

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.

SL#3286108

Loan # 2003436746

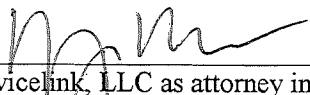
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47AMT

The true and actual consideration for this conveyance is **\$32,000.00**

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.

CITIMORTGAGE, INC.


By: ServiceLink, LLC as attorney in fact
Print Name: MEGAN MILLS
Print Title: VICE PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)

County of ORANGE)

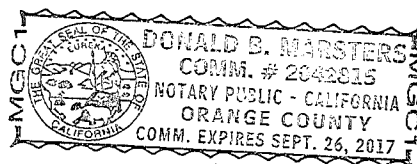
On 7-10-2015 before me, DONALD B. MARSTERS, a Notary Public in and for said State, personally appeared, MEGAN MILLS

who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Donald B. Marsters



SL#3286108

Loan # 2003436746

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