

**2015-009084**  
Klamath County, Oregon  
08/14/2015 01:55:53 PM  
Fee: \$47.00

Northwest Branch  
File No. 90F0931349

After recording return to:  
Scott A. Alder and Gina K. Alder  
10508 Waxwing Ct.  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent  
to the following address:  
Scott A. Alder and Gina K. Alder  
10508 Waxwing Ct.  
Klamath Falls, OR 97601

### **STATUTORY SPECIAL WARRANTY DEED**

US Bank National Association, Grantor, conveys to Scott A. Alder and Gina K. Alder, as tenants by the entirety, Grantee, the following described real property:

Lot 204, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 882882

The true consideration for this conveyance is \$14,500.00

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, 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 10th day of August, 2015

US Bank National Association

BY Deborah F. Brant  
Deborah F. Brant

ITS REO Manager

STATE OF Minnesota

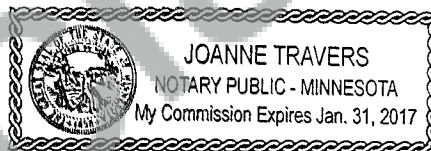
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 10th day of August, 2015 by  
Deborah F. Brant as the REO Mgr. of US Bank  
National Association on its behalf.

Joanne Travers  
Notary Public State of

My commission expires: 1/31/2017

Order No. 90F0931349



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