

  
MTC 0102936/62984 AM

**2015-009917**  
Klamath County, Oregon  
09/08/2015 10:47:13 AM  
Fee: \$47.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
PNC Bank, National Association  
3815 SW Temple  
Salt Lake City, UT 84115

GRANTEE:  
Randy Moss  
8555 West Langell Valley Road  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:  
Randy Moss  
8555 W. Langell Valley Rd.  
Bonanza, OR 97623

AFTER RECORDING RETURN TO:  
Randy Moss  
8555 W. Langell Valley Rd.  
Bonanza, OR 97623

Escrow No: 4615034311-FTEUG03

1551 Siskiyou Street  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

PNC Bank, National Association  
Grantor, conveys and specially warrants to

Randy Moss

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

Lot 13 and the North 10 Feet of Lot 14 of West Park in the city of Klamath Falls, 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 \$65,000.00.

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear 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,**

4615034311-FTEUG03  
Deed (Special Warranty – Statutory Form)

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 8-31-15



PNC Bank, National Association by Select Portfolio  
Servicing, Inc. as attorney in fact

BY: Kathy Kerr 8-31-15  
Kathy Kerr, Doc. Control Officer

AS: \_\_\_\_\_

State of Utah  
COUNTY of Salt Lake

This instrument was acknowledged before me on Aug 31, 2015 by  
Kathy Kerr, Doc. Control Officer as \_\_\_\_\_ of Select Portfolio Servicing, Inc. as  
attorney in fact for PNC Bank, National Association

Lana A. McCowen  
Notary Public - State of Utah

My commission expires: 9-25-2015

