



2015-010105
Klamath County, Oregon
09/11/2015 02:20:59 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Skip Spenst

3499 N Latrobe Drive

Lake Havasu City, AZ 86404

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

Skip Spenst

3499 N Latrobe Drive

Lake Havasu City, AZ 86404

File No. 66655AM

SPECIAL WARRANTY DEED

Vanderbilt Mortgage and Finance, Inc.,

Grantor(s) hereby conveys and specially warrants to

Skip Spenst ,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

A parcel of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North 1°03'41" East 546.65 feet along the East line of said Section 18 to the true point of beginning on the Northerly right of way line of the Willamette Highway No. 58; thence North 52°43'28" West 1191.49 feet along said right of way line to a point opposite to and 40.00 feet from the centerline station 770+88.4 P.C; thence continuing along said right of way line and along the arc of a curve to the right having a radius of 5689.58 feet to a point on the North line of the SE1/4 of the NE1/4 of said Section 18, which bears North 52°20'56" West 74.59 feet from the last described point; thence South 89°54'39" East 1021.36 feet to the Northeast corner of the SE1/4 of the NE1/4 of said Section 18; thence South 1°03'41" West 765.74 feet to the true point of beginning in Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-018A0-02100-000

This deed is limited to the time in which said real estate was lawfully seized and possessed by the Grantors herein and does not extend to any previous time thereto.

The true and actual consideration for this conveyance is **.\$153,400.00**

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

Return to:



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.

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 this 10 day of Sept, 2015

Vanderbilt Mortgage and Finance, Inc.



Michael Shelton, Authorized Agent

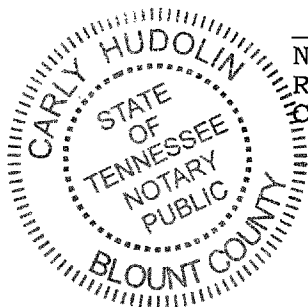
State of TN

County of Blount

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On this 10 day of Sept, in the year 2015 before me, Carly Hudolin, a Notary Public in and for said state, personally appeared Michael Shelton known to me to be the Authorized Agent of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Carly Hudolin
Notary Public for the State of TN
Residing at: Blount TN
Commission Expires: 9.30.18