



2015-012549
Klamath County, Oregon
11/17/2015 03:22:24 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

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

GRANTEE:
James R. Vaughan
8226 East Langell Valley Road
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
James R. Vaughan
~~/5731 N Hills Drive/~~ 8226 E. Langell Valley RD
~~/Klamath Falls, OR 97603/~~ Bonanza, OR 97623

AFTER RECORDING RETURN TO:
James R. Vaughan
~~/5731 N Hills Drive~~ 8226 E. Langell Valley Rd
~~/Klamath Falls, OR 97603~~ Bonanza, OR 97623

Escrow No: 4615034950-FTEUG03

5731 N Hills Drive
Klamath Falls, OR 97603

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

James R. Vaughan

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

Complete legal description attached hereto and made a part hereof

The true consideration for this conveyance is \$192,500.00.

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

4615034950-FTEUG03
Deed (Special Warranty – Statutory Form)

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 11-10-15

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

BY: [Signature] 11-10-15
Kathy Kerr, Doc. Control Officer

As: _____

State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on November 10, 2015
by Kathy Kerr as Doc. Control Officer of Select Portfolio Servicing, Inc.,
attorney in fact for PNC Bank, National Association.

[Signature]
Notary Public - State of Utah
My commission expires: 9-25-2019

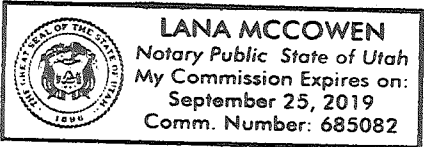


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 51, Tract 1417 - EIGHT ADDITION TO NORTH HILLS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
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