

2016-000461

Klamath County, Oregon

01/19/2016 09:20:35 AM

Fee: \$47.00

WHEN RECORDED, RETURN TO

RCO Legal, P.C.

Attn: Aaron Rabirotff

511 SW 10th Ave., Ste. 400

Portland, OR 97205

File No. 7523.50901

Send Tax Statements To:

CIT Bank, N.A.

6900 Beatrice Dr.

Kalamazoo, MI 49009

SPECIAL WARRANTY DEED

CIT Bank, N.A., formerly known as OneWest Bank N.A., formerly known as OneWest Bank, FSB, Grantor, whose address is 2900 Esperanza Crossing, Austin, TX 78758, conveys and specially warrants to IndyMac Venture, LLC, whose address is c/o CIT Bank, N.A., formerly known as OneWest Bank N.A., formerly known as OneWest Bank, FSB, 2900 Esperanza Crossing, Austin, TX 78758, *Grantee*, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

The true consideration for this conveyance is \$10.00.

LOT 6 IN BLOCK 6, SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property Tax ID Number: R140699

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 16 day of Nov, 2015.

By: CIT Bank, N.A., formerly known as
OneWest Bank N.A., formerly known as
OneWest Bank, FSB

Its: [Signature] Elizabeth Wright Assistant Secretary

Dated: NOV 16 2015
[Signature]

State of Texas)
County of Travis) ss.

On this _____ day of NOV 16 2015, 2015, before me, a Notary Public in and for said State, personally appeared Elizabeth Wright who signed this instrument as the Assistant Secretary of CIT Bank, N.A., formerly known as OneWest Bank N.A., formerly known as OneWest Bank, FSB, and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

[Signature]
Notary signature Lucia C. Castro
My commission expires: 9-27-2019

