


AmeriTitle
MTC 81356 AM
RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon
10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

2016-004606
Klamath County, Oregon
05/06/2016 02:12:02 PM
Fee: \$47.00

GRANTOR'S NAME:
PNC Bank, National Association

GRANTEE'S NAME:
Thomas J. Gallacher

AFTER RECORDING RETURN TO:
Thomas J. Gallacher
P.O. Box 242
Boulder Creek, CA 95006

SEND TAX STATEMENTS TO:
Thomas J. Gallacher
P.O. Box 242
Boulder Creek, CA 95006

R300837
703 Fulton St, 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
Thomas J. Gallacher,

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. BK M03 / PG 12955, except as specifically set forth below:

Lot 7, Block 8, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is Thirty-Three Thousand And No/100 Dollars (\$33,000.00).

Subject to:

City liens, if any, of the City of Klamath Falls.

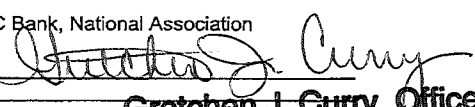
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 4/21/16; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

PNC Bank, National Association

BY:
AS:


Gretchen J. Curry, Officer

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

State of Ohio
County of Butler

On this 21st day of April, 2016, before me appeared Gretchen J. Curry, who being duly sworn, did say that she is the Officer of the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and I acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Stephanie R. Pinkard
Notary Public - State of Ohio
My commission expires: 4-29-20

