


RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:
Flagstar Bank, FSB

GRANTEE'S NAME:
Kristy Weider

AFTER RECORDING RETURN TO:
Kristy Weider
519 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Kristy Weider
519 Main Street
Klamath Falls, OR 97601

418 Lincoln Street, Klamath Falls, OR 97601

2016-005041
Klamath County, Oregon
05/13/2016 11:34:30 AM
Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Flagstar Bank, FSB, Grantor, conveys and specially warrants to **Kristy Weider**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The Southerly 16.4 feet of the Westerly 55 feet of Lot 2; the Westerly 55 feet of Lot 3; the Northerly 38.2 feet of the Westerly 55 feet of Lot 4; all in Block 42 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

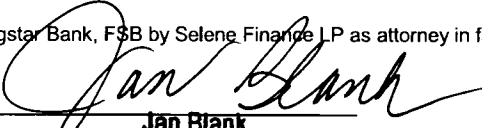
The true consideration for this conveyance is Sixty-Seven Thousand And No/100 Dollars (\$67,000.00).

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 MAY 10, 2016; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Flagstar Bank, FSB by Selene Finance LP as attorney in fact

BY: 
Jan Blank
Assistant Vice President

ITS: _____

Ameri Title 4/14/16 AM

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

State of Texas

County of Harris

This instrument was acknowledged before me on 5-11-2016 by

Jan Blank

as

Assistant Vice President

of

Selene Finance LP Attorney in fact for FlagStar Bank FSB

Jaimee Cook

Notary Public - State of Texas

My Commission Expires: 1/30/2020

