

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:

Citifinancial Servicing, LLC

GRANTEE'S NAME:

Nicolas A. Webb

AFTER RECORDING RETURN TO:

Nicolas A. Webb
2361 Orchard
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nicolas A. Webb
2361 Orchard
Klamath Falls, OR 97601

2361 Orchard, Klamath Falls, OR 97601

2016-010111

Klamath County, Oregon

09/23/2016 12:26:00 PM

Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Citifinancial Servicing, LLC, Grantor, conveys and specially warrants to **Nicolas A. Webb**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 356, Block 123, MILLS ADDITION, 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 Forty-Five Thousand Two Hundred Fifty And No/100 Dollars **(\$45,250.00)**.

Subject to:

The 2016-2017 Taxes: A lien not yet due or payable.
City liens, if any, of the City of Klamath Falls. None as of the date of recording

The provisions contained in Instrument,
Recorded: July 26, 1926,
Instrument No.: Volume 72, page 189, Deed Records.
As follows: See Instrument for particulars.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

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.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated 9/22/2016; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Citifinancial Servicing, LLC by Olympus Asset Management, Inc. its Attorney in Fact

BY:

Gina Lauranzano 9/22/16

ITS: Closing Analyst

State of Maine
County of Cumberland

This instrument was acknowledged before me on 9/22/2016 by

Gina Lauranzano as Closing Analyst of
Olympus Asset Management, Inc

Notary Public - State of

My Commission Expires:

Jennifer L LaBier
Notary Public, State of Maine
My Commission Expires Nov. 30, 2022

