

AmeriTitle  
MTC 131377AM

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:**

Wayne Gallagher and Marci Gallagher

**AFTER RECORDING RETURN TO:**

Wayne Gallagher and Marci Gallagher  
P.O. Box 64  
Camas Valley, OR 97416

**SEND TAX STATEMENTS TO:**

Wayne Gallagher and Marci Gallagher  
P.O. Box 64  
Camas Valley, OR 97416

4055 Adelaide Avenue, Klamath Falls, OR 97603

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

Lot 2, Block 1 of Tract 1031, Shadow Hills - 1, 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-Five Thousand And No/100 Dollars **(\$65,000.00)**.

**Subject to:**

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage Service District

City liens, if any, of the City of Klamath Falls. None founds as of date of recording

Restrictions and easements as shown on the official plat of said land.

Utilities as shown on the official plat of said land.

**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.**

**2017-000882**

Klamath County, Oregon

01/27/2017 01:54:00 PM

Fee: \$47.00

# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated January 25 2017; 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. as attorney in fact

BY: Abigail Borchers - Abigail Borchers

ITS: Closing Analyst 1/25/17

State of Maine

County of Cumberland

This instrument was acknowledged before me on January 25 2017 by

Abigail Borchers as Closing Analyst for  
CitiFinancial Servicing LLC, by Olympus Asset Management, Inc. as attorney in fact.

Notary Public - State of

GINA P. LAURANZANO  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
March 31, 2022

My Commission Expires:

