



2017-004246
Klamath County, Oregon
04/24/2017 03:28:00 PM
Fee: \$47.00

After recording return to:
ServiceLink Title Company of Oregon,
LLC
3220 El Camino Real
Irvine, CA 92602

Until a change is requested,
all tax statements shall be sent
to the following address:
ROGER N. BLACK and DEBRA C.
BLACK
422 MT WHITNEY ST
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

PNC Bank, National Association, Grantor, conveys and specially warrants to ROGER N. BLACK and DEBRA C. BLACK, a MARRIED COUPLE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

For APN/Parcel ID(s): R410059

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS,
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

All of Lot 3 and the Southwesterly 12 feet of Lot 2, adjoining said Lot 3 all in block 12, First Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Forty Four Thousand Five Hundred Dollars And No/100 Dollars (\$44,500.00).

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 this APR 14 2017.

PNC Bank, National Association

BY: APR 14 2017
Select Portfolio Servicing, Inc., as Attorney-In-Fact
Coty Evans, Document Control Officer

State of Utah
County of Salt Lake

On APR 14 2017 before me, Shelley Malm, Notary Public,
(here insert name and title of the officer)

Personally appeared Coty Evans, Document Control Officer * Personally Known,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Shelley Malm
Signature

