



2017-006332
Klamath County, Oregon
06/09/2017 01:49:00 PM
Fee: \$47.00

RECORDING REQUESTED BY:
SERVICELINK

MAIL TAX STATEMENTS TO:
Justin L. Vollmer
Ayla L. Vollmer
1800 McClellan Dr
Klamath Falls, OR 97603

AND WHEN RECORDED MAIL TO:
Justin L. Vollmer
Ayla L. Vollmer
1800 McClellan Dr
Klamath Falls, OR 97603

Escrow No.: **OR-680-GY**
Tax ID:**R504092**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED
(OREGON)**

Flagstar Bank, FSB, Grantor, conveys and specially warrants to Justin L. Vollmer and Ayla L. Vollmer, husband and wife, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

The Southeasterly 58.0 feet of Lot 18 and the Northwesterly 22.0 feet of Lot 19 of Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property commonly known as: **1800 McClellan Dr., Klamath Falls, OR 97603**

This property is free of all encumbrances created,

The true consideration for this conveyance is **\$138,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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

Dated: 05-08-2017

Flagstar Bank, FSB

By: *S. Nelson*
Fay Loan Servicing, LLC as Attorney in fact
Sarah Nelson, REO Manager

State of Florida

County of Hillsborough

On 05-08-2017 before me, *Denise A. Johns*, Notary Public, personally appeared Sarah Nelson, REO Manager 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Denise A. Johns* (Seal)

