



2018-005644

Klamath County, Oregon

05/07/2018 04:08:01 PM

Fee: \$47.00

After recording mail to:

Send Tax Statements to:

David E. and Joyce M. Furlong, Trustees

P.O. Box 595

Keno, OR 97627

Escrow No. OR-1036-JH

Title Order: 215710AM

**SPECIAL WARRANTY DEED
OREGON**

Banc of California, National Association DBA Banc Home Loans, Grantor, conveys and specially warrants to David E. Furlong and Joyce M. Furlong, Trustees of The David E. and Joyce M. Furlong Revocable Trust, Dated October 16 2008, Grantee, the following described real property free of liens and encumbrances created or suffered by Grantor, except as specifically set forth herein:

Unit 10728 (Vincent Drive), Tract 1365 - Falcon Heights Condominiums Stage 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More Commonly Known as: 10728 Vincent Drive, Klamath Falls, OR 97603

This property is free of all encumbrances created, EXCEPT: [Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is \$96,000.00

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

47 KJT

Dated this 2nd day of May, 2018.

Banc of California, National Association DBA Banc Home Loans

By

Nathan Hennigan VP
PRINTED NAME & TITLE

State of California

County of Orange

On 2 May, 2018 before me, - S. Bakkelo -, Notary Public,

Personally appeared

Nathan Hennigan

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Bakkelo (Seal)

