



After recording return to:
Jamie R. Paddock
5673 American Ave
Klamath Falls, OR 97603-9008

Until a change is requested all tax
statements shall be sent to the
following address:
Jamie R. Paddock
5673 American Ave
Klamath Falls, OR 97603-9008

File No.: 7191-3525564 (SW)
Date: August 06, 2020

THIS SPACE RESERVED FOR RECORD

2020-010447

Klamath County, Oregon

08/20/2020 03:54:28 PM

Fee: \$87.00

STATUTORY SPECIAL WARRANTY DEED

Pingora Loan Servicing, LLC by Flagstar Bank, FSB as its attorney in fact, Grantor, conveys and specially warrants to **Jamie R. Paddock**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 12, in Block 1 of Tract No. 1096 Americana, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2020-2021** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$147,000.00**. (Here comply with requirements of ORS 93.030)

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 this 19th day of August, 2020.

Pingora Loan Servicing, LLC, by Flagstar Bank,
FSB, as its attorney in fact

By: [Signature]
Name: Rebecca Marcetic
Title: Vice President

STATE OF Michigan)
County of Oakland)ss.
)

This instrument was acknowledged before me on this 19th day of August, 2020
by Rebecca Marcetic as Vice President of Pingora
Loan Servicing, LLC, by Flagstar Bank, FSB, as its attorney in fact.

[Signature]

Notary Public for K. Boehmer
My commission expires: NOTARY PUBLIC - State of Michigan
Oakland County
My Commission Expires 11/16/2022
Acting in the County of Oakland

