

2020-010878

Klamath County, Oregon

08/28/2020 03:32:00 PM

Fee: \$92.00

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Ave.,
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

Dustin J Schill & Cheyenne L Davis
1736 Crest Street
Klamath Falls, OR 97603

Escrow No.: **OR-10016-YC**
Account No: 523972

This area reserved for County Recorder

SPECIAL WARRANTY DEED

Penny Mac Loan Services, LLC Grantor, conveys and specially warrants **Dustin J Schill and Cheyenne L Davis, as Tenants by the Entirety** 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 East one half of Lot 9, MILLER PARK, a re-subdivision of Lots 36, 37, 38, 39, 40, 41 and the Vacated alley Block F, HOMECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.

Property commonly known as: **1736 Crest Street, 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 **\$ 140,000.00**

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: 7/22/20

PennyMac Loan Services, LLC

By: *Kelly McFarland*
Authorized Signatory **Kelly McFarland**
Vice President, REO

Name: _____

Title: _____

State of _____

County of _____

On _____ before me, _____, Notary Public,
personally appeared _____ as _____ for

PennyMac Loan Services, LLC 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On 7-27- 2020 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Kelly McFarland
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 _____

(Seal)

