

2023-005201

Klamath County, Oregon

06/29/2023 10:26:02 AM

Fee: \$92.00

RECORDING REQUESTED BY:
AMERITITLE

587076AM

AND WHEN RECORDED MAIL TO:

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

Gordon McDonald and Rene M Allen
4121 Altamont Drive,
Klamath Falls, OR 97603

Escrow No.: OR-10236-YC
Tax ID: 546010

This area reserved for County Recorder

**SPECIAL WARRANTY DEED
(OREGON)**

Caliber Home Loans, Inc., Grantor, conveys and specially warrants to **Gordon McDonald and Rene M Allen, not as Tenants in Common, but with Rights of Survivorship**, 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**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: **4121 Altamont 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 **\$255,000.00**

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 6.27.23

Caliber Home Loans, Inc. by NewRez, LLC
F/K/A New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing, as attorney
in fact

By: [Signature]
Authorized Signor

Name: Larry Glantz

Title: AVP

State of South Carolina

County of Greenville

On 6.27.23 before me, Shannon Fain, Notary Public,
personally appeared Larry Glantz as AVP for
Caliber Home Loans, Inc., 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 South Carolina that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shannon Fain (Seal)



File No.: 587076AM
Page 5

EXHIBIT "A"
LEGAL DESCRIPTION

The South 81.5 feet of Lot 8 in Block 2 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.