



AFTER RECORDING MAIL TO:
David Holland and Stefanie Holland
61580 Range Place
Bend, OR 97702

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**
David Holland and Stefanie Holland
61580 Range Place
Bend, OR 97702

Filed for Record at Request of: PNWLE
PNW Number: 23118864

Title Number: 607527AM ***AmeriTitle***

Grantor: NWC Receivables Trust

Grantee: David Holland and Stefanie Holland

Parcel /Account No(s): Account No. 153988 Map No. 2409-030DB-09200

Property Address: 212 Stevens Street, Crescent, OR 97733

Special Warranty Deed

THE GRANTOR, NWC Receivables Trust for and in the true consideration of **\$105,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to David Holland and Stefanie Holland **GRANTEE**, the property commonly known as 212 Stevens Street, Crescent, OR 97733 together with any and all after acquired title and free of encumbrances created or suffered by Grantor except as specifically set forth herein. The property is legally described as:

LOTS 8 THROUGH 12, BLOCK 30 CRESCENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

TOGETHER WITH THE ONE-HALF PORTION OF VACATED ALLEY ADJACENT TO SAID LOTS WHICH INURE THERETO.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PROPERTY ADDRESS: 212 STEVENS STREET, CRESCENT, OR 97733

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

