2023-008350

Klamath County, Oregon

09/26/2023 09:26:01 AM

Fee: \$87.00



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 hard 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.

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

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Property Address: 212 Stevens Street, Crescent, OR 97733

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 195.336 195.301 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.

424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 85 SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.	
GRANTOR(s):	
NWC Receivables Trust	
By: (1/19) Dated: 9/2	20/23
Its: <u>Authorized</u> Administrator	
STATE OF PA }	
COUNTY OF MONTGOMERY }	
recreify that I know or have satisfactory evidence that william J. S. Lappeared before me, and said person acknowledged that he/she signed this instrument authority to as Authorized Administrator of NWC Receivables Truexecute the within and foregoing instrument and acknowledged it to be free argrantor, NWC Receivables Trust, for the uses and purposes mentioned in the instrument.	rent, on oath stated that he/she had st and was therefore authorized to id voluntary act and deed of said
Dated: 9/20/2023 Jon J. M	Alvaire
Notary Public in and for the State	
Residing at Conshoko	UCE /
ORI L MCILVAINE - Notary Public My appointment expires: My appointment expires: Montropers Court Public	3-2026

Commonwealth of Pennsylvania - Notary Sea LORI L MCILVAINE - Notary Public Montgomery County My Commission Expires August 3, 2026 Commission Number 1269076