

2024-010469

Klamath County, Oregon

12/04/2024 08:27:01 AM

Fee: \$97.00

Special Warranty Deed

Grantor: PennyMac Loan Services, LLC
3043 Townsgate Rd.
Westlake Village CA 91361

Grantee: KAITLIN THOMPSON AND STEPHEN THOMPSON
7770 Elliott Road
Klamath Falls, OR 97603

After Recording Return To:
Townsgate Closing Services
420 Rouser Road, Building 3 Floor 5
Moon Township PA 151081

Send Tax Statements To:
KAITLIN THOMPSON AND STEPHEN THOMPSON
7770 Elliott Road
Klamath Falls, OR 97603

Property Tax Account No.: 97184

SPECIAL WARRANTY DEED

PENNYMAC LOAN SERVICES, LLC (together, "Grantor") convey and specially warrant to KAITLIN THOMPSON AND STEPHEN THOMPSON (together, "Grantee") certain real property located at 7770 Elliott Road, Klamath Falls, OR 97603, and legally described on the attached **Exhibit A**, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is \$345,000.00

The following statement is included to comply with ORS 93.040:

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

DATED this 6 day of Nov, 2024.

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 11-6- 2024 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)

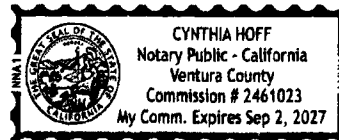


EXHIBIT A

Legal Description of the Property

All that portion of the SW1/4 SW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the Dalles-California Highway SAVING AND EXCEPTING therefrom any existing rights of way for ditches, drains and laterals, and for roadways.

Property Tax Account No.: 97184

Prior Deed Reference: Recorded August 16, 2024, at Instrument No. 2024-007158

Property Address: 7770 ELLIOTT RD, KLAMATH FALLS OR, 97603