

Amor Title : 662576AM

**2025-000561**  
Klamath County, Oregon  
01/27/2025 10:09:02 AM  
Fee: \$92.00

After Recording, Send to:  
Kevin Lee Hayes  
14060 SW High Tor Drive  
Tigard, OR 97224

**Grantee(s) Tax-Mailing Address:**  
**Kevin Lee Hayes**  
**14060 SW High Tor Drive, Tigard, OR 97224**

File No: OR2402474R

Parcel Number: 524481

**SPECIAL WARRANTY DEED**

**U.S. Bank National Association**, ("Grantor"), of **9380 Excelsior Blvd., Hopkins, MN 55343**, for and in the consideration of \$95,003.00 (Ninety Five Thousand Three Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Kevin Lee Hayes**, ("Grantee"), whose tax mailing address is **14060 SW High Tor Drive, Tigard, OR 97224**, the following described real estate:

**Lot 3, Block 2, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Property Address is: 3940 SHASTA WAY, Klamath Falls, OR 97603**

Prior deed recorded at Instrument No. **2024-003762**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only

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proper use, benefit and behalf of the grantee forever.

The true and actual consideration for this transfer is \$140,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on December 31, 2024 :

**U.S. Bank National Association**

By: Michael W. Rock

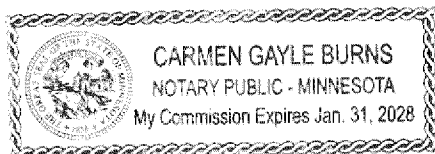
Name: Michael W. Rock

Its: Officer

STATE OF Minnesota  
COUNTY OF Ramsey

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY THAT Michael W. Rock as  
Officer on  
behalf of **U.S. Bank National Association**, personally known to me or has produced  
N/A as identification, to be the same  
person(s) whose names are subscribed to the foregoing instrument, as having executed  
the same, appeared before me this day in person and acknowledged that (he/she/they)  
signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary  
act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of December, 2024.



Carmen Gayle Burns  
Notary Public

Prepared by: Joseph Fearey, Oregon Bar No. 161115, Cordell Law LLC, 5315 N Clark  
Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer  
conducted a title search or an inspection of the real property transferred hereby. No  
representations or warranties as to accuracy of the description, the status of title or  
condition of the real property have been made by the preparer.

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