

2025-010242

Klamath County, Oregon

11/14/2025 12:18:01 PM

Fee: \$102.00

Special Warranty Deed

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

Grantee: Scott J. Padgett and Diane Padgett
P.O. Box 104
Buhl, ID 83316

After Recording Return To:
Townsgate Closing Services
600 Clubhouse Drive, Suite 410
Moon Township PA 151081

Send Tax Statements To:
Scott J. Padgett and Diane Padgett
P.O. Box 104
Buhl, ID 83316

Property Tax Account No.: 881519

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SPECIAL WARRANTY DEED

PENNYMAC LOAN SERVICES, LLC (together, "Grantor") convey and specially warrant to Scott J. Padgett and Diane Padgett, (together, "Grantee") certain real property located at 138223 HILLCREST ST, GILCHRIST OR, 97737 and legally described on the attached **Exhibit A**, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is \$140,000.00

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 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

DATED this 7 day of Nov, 2025.

Its: _____ Manager, REO

County of _____

This Special Warranty Deed was acknowledged before me on _____, 2025, by _____, as _____, of PennyMac Loan Services, LLC, as his/her/their voluntary act.

My commission expires

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 11-7- 2025 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Silvia R. Trujillo,
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)

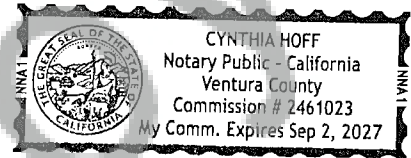


EXHIBIT A

Legal Description of the Property

Lot 74 of Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Prior Deed Reference: Inst. No. 2025-004290; Recorded 06/05/2025

Property Address: 138223 HILLCREST ST, GILCHRIST OR, 97737