

2009-005503

Klamath County, Oregon



00064603200900055030030030

04/21/2009 10:33:10 AM

Fee: \$31.00

After recording return to:
Micah Mortgage Services, Inc.
Attn: Teresa Jones
1112 E. Copeland Rd., #230
Arlington, TX 76011 (816) 701-2500

Until a change is requested,
all tax statements shall be sent
to the following address:
Silver Point Capital, L.P.
Two Greenwich Plaza
Greenwich, CT 06830

Statutory Special Warranty Deed

SP Ray's Market, LLC, Grantor, conveys and specially warrants to **BMR Funding LLC**, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

4237 Greensprings Drive, Klamath Falls, OR 97601

This property is free of encumbrances created or suffered by the grantor.

For good consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged.

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. 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 LAWFULY 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 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 31st day of December, 2008.

By:

Richard Petrilli

Authorized Signatory

STATE OF CONNECTICUT, County of Fairfield

This instrument was acknowledged before me on January 2nd, 2009 by Richard Petrilli as an Authorized Signatory of SP Ray's Market, LLC on its behalf.

Marc S Diagonale
Notary Public for _____
My commission expires: _____

MARC S. DIAGONALE
Notary Public
My Commission Expires 8/31/10

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

Lot 3 in Block 3 of Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 4 and 5 in Block 3 Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.