

2010-003107

Klamath County, Oregon



00081021201000031070020020



After recording return to:
Richard Wayne Brewer
2555 Patken Circle
La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
Richard Wayne Brewer
2555 Patken Circle
La Pine, OR 97739

File No.: 7072-1518450 (trw)
Date: February 03, 2010

THIS SPACE RE:

03/09/2010 02:30:34 PM

Fee: \$42.00

1st 1518450

STATUTORY SPECIAL WARRANTY DEED

SELENE RMOF REO ACQUISITION II LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to **Richard Wayne Brewer**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT: Lot 1, Block 1, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

1. Covenants, conditions, restrictions and/or 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 PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF 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 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 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is **\$145,000.00**.

[Handwritten signature]

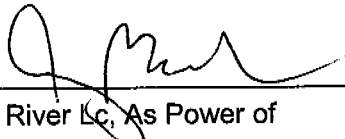
APN: R699079

Statutory Special Warranty Deed
- continued

File No.: 7072-1518450 (trw)
Date: 02/03/2010

Dated this 4 day of February, 20 10.

SELENE RMOF REO ACQUISTION II LLC, a
Delaware limited liability company


By: Green River Lc, As Power of
Attorney

Aviva Bush, Vice President

STATE OF Utah)
)ss.
County of Salt Lake)

This instrument was acknowledged before me on this 4 day of February, 20 10
by Green River Lc as As Power of Attorney of SELENE RMOF REO ACQUISTION II LLC, a Delaware limited
liability company, on behalf of the .



Notary Public for _____
My commission expires:

