

2010-014340

Klamath County, Oregon



00094240201000143400030039

12/17/2010 03:53:06 PM

Fee: \$47.00



After recording return to:  
Sushil Kumar  
4237 Greensprings  
Klamath Falls, OR

Until a change is requested all tax statements  
shall be sent to the following address:  
Sushil Kumar  
4237 Greensprings  
Klamath Falls, OR

File No.: 7021-1662402 (ALF)  
Date: December 13, 2010

THIS SPACE RESERVED FOR RECORDER'S USE

1st 1662402

### STATUTORY SPECIAL WARRANTY DEED

**BMR Funding LLC**, Grantor, conveys and specially warrants to **Sushil Kumar**, 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:**

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.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: R536977

Statutory Special Warranty Deed  
- continued

File No.: 7021-1662402 (ALF)  
Date: 12/13/2010

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 16 day of DECEMBER, 2010.

BMR Funding LLC

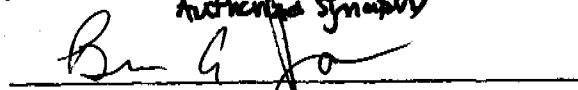


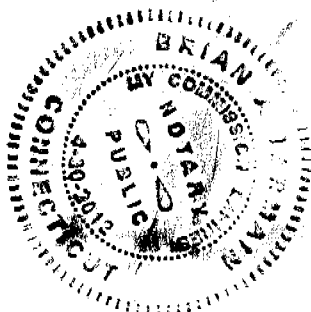
By: Silver Point Capital, LP, Its  
Manager, By: Michael Gatto,  
Manager

*His Authorized Signature*

STATE OF Connecticut  
Oregon )  
County of Fairfield ) ss.  
Harrison )

This instrument was acknowledged before me on this 16 day of DECEMBER, 2010  
by Silver Point Capital, LP, Its Manager as By: Michael Gatto, ~~Manager~~ *Authorized Signatory* of BMR Funding LLC, on behalf of  
the .

  
Notary Public for ~~Oregon~~ Connecticut  
My commission expires:



Brian A Jarmain  
Notary Public-Connecticut  
My Commission Expires  
April 30, 2012

APN: R536977

Statutory Special Warranty Deed  
- continued

File No.: 7021-1662402 (ALF)  
Date: 12/13/2010

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**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.**