

2012-007273

Klamath County, Oregon



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07/02/2012 03:45:43 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
SELENE RMOF REO ACQUISITION, LLC
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Moss Rentals LLC Randy Moss
8855 W Langell Valley Rd
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
Moss Rentals LLC Randy Moss
8855 W Langell Valley Road
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Moss Rentals LLC Randy Moss
8855 W Langell Valley Road
Bonanza, OR 97623

Escrow No: 20110036359-FTPOR03

2109 Gary Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

SELENE RMOF REO ACQUISITION, LLC

Grantor, conveys and specially warrants to

ap Moss Rentals LLC, ~~Randy Moss~~ *an Oregon limited liability company*

Grantee, the following described real property free and clear of encumbrances or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M06-09983, except as specifically set forth below:

The North 1/2 of Lot 7, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of Gary Street.

The true consideration for this conveyance is \$30,000.00.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

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

20110036359-FTPOR03
Deed (Special Warranty – Statutory Form)

427M0

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, 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.

Dated 6/25/12 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

SELENE RMOF REO ACQUISITION, LLC, by
Green River Capital as attorney in fact.

BY: *Aviva Bush*

ITS: AVIVA BUSH, VICE PRESIDENT

State of Utah
County of Salt Lake

This instrument was acknowledged before me on 6/25, 2012 by

as AVIVA BUSH, VICE PRESIDENT

[Signature]
Notary Public - State of Oregon
My commission expires: 6/3/2013

