

FIRST AMERICAN - 2173966-55



After recording return to:
William Diekmann and Susan
Diekmann
2402 Running Springs Lane
Quincy, CA 95971

Until a change is requested all tax
statements shall be sent to the
following address:
William Diekmann and Susan
Diekmann
2402 Running Springs Lane
Quincy, CA 95971

File No.: 7072-2173966 (LLS)
Date: May 16, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006342

Klamath County, Oregon

06/16/2014 10:58:12 AM

Fee: \$47.00

STATUTORY SPECIAL WARRANTY DEED

CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, Grantor, conveys and specially warrants to William Diekmann and Susan Diekmann Diekmann, husband and wife, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

Lot 5, Block 114, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$50,027.00**. (Here comply with requirements of ORS 93.030)

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 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 this 9 day of June, 2014.

CP-SRMOF II 2012-A Trust, U.S. Bank
Trust National Association, not in its
individual capacity but solely as Trustee



By: Selene Finance LP, attorney in fact
Dan Shimmin Senior Vice President

STATE OF Texas)
)ss.
County of Harris)

This instrument was acknowledged before me on this 9 day of June, 2014
by Dan Shimmin Senior Vice President, Selene Finance LP as attorney in fact
for U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee.

Notary Public for Harris Texas
My commission expires: 3-10-2018

