

2014-010003

Klamath County, Oregon

09/26/2014 01:34:46 PM

Fee: \$52.00



After recording return to:
Compass Rose, LLC
5241 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Compass Rose, LLC
5241 Shasta Way
Klamath Falls, OR 97603

File No.: 7072-2169886 (LLS)
Date: September 16, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

CP-SRMOF II 2012-A Trust, By U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, Grantor, conveys and specially warrants to **Compass Rose, LLC,** 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.
2. The **2014/2015** Taxes, a lien not yet payable.

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

The true consideration for this conveyance is **\$86,000.00.** (Here comply with requirements of ORS 93.030)

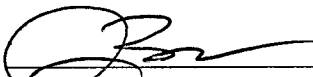
2164886-SS

FIRST AMERICAN

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.

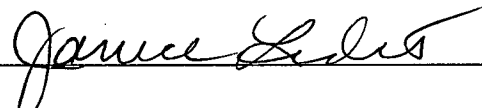
Dated this 16 day of Sept, 2014.

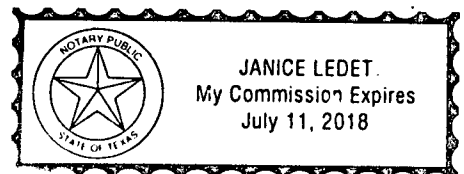
CP-SRMOF II 2012-A Trust, by U.S. Bank
Trust National Association, not in its
individual capacity but solely as Trustee


By: Selene Finance LP, attorney in fact
Jason Burr Assistant Vice President

STATE OF Texas)
)ss.
County of Harris)

This instrument was acknowledged before me on this 16 day of Sept, 2014
by Jason Burr as Assistant Vice President of
Selene Finance LP as attorney in fact for U.S. Bank Trust National Association not in its individual capacity
but solely as Trustee for CP-SRMOF II 2012-A Trust.


Notary Public for
My commission expires:



APN: R559826

Statutory Special Warranty Deed
- continued

File No.: 7072-2169886 (LLS)
Date: 09/16/2014

EXHIBIT A

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

**LOT 29 OF VALLEY VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**