

**2015-000763**

**Klamath County, Oregon**

01/27/2015 01:48:04 PM

Fee: \$57.00

**Document Recording Services**

PO Box 3008

Tallahassee, FL 32315

Loan # 1040003116

RC # 276190

File Number: NB35158

Consideration: \$132,800.00

**Grantee(s) Tax-Mailing Address:**

**C/o Prime Asset Fund, P.O. Box 447, Odessa, Fl. 33556**



**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
R-3909-002AB-00800-000**

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**SPECIAL/LIMITED WARRANTY DEED**

**U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1, by Fay Servicing, LLC, its attorney-in-fact, whose mailing address is C/o Fay Servicing, 939 W. North Avenue, Ste. 680, Chicago, IL 60642, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE PRIMESTAR-H FUND I TRUST, hereinafter grantee, whose tax mailing address is C/o Prime Asset Fund, P.O. Box 447, Odessa, Fl. 33556, the following real property:**

**SEE ATTACHED EXHIBIT A**

1040003116

**Property Address is: 5241 ALVA AVE, KLAMATH FALLS, OR 97603**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: \_\_\_\_\_

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on August 19, 2014:

**U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund  
Pass Through Trust 2014-1, by Fay Servicing, LLC, its attorney-in-fact**

By: \_\_\_\_\_

**Name: Robert Mackey**

**Its: Documents Team Lead**

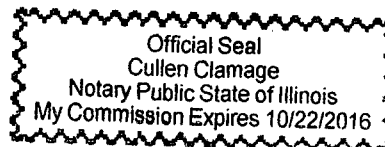
STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 08-19, 2014 by Robert Mackey its Documents Team Lead on behalf of **U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1, by Fay Servicing, LLC, its attorney-in-fact** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Cullen Clamage  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,  
Attorney At Law, Oregon State Bar Number: 861803.



**Exhibit A**

**Lot 86, YALTA GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 041 MAP 3909-002AB TL 00800 KEY #512546**