

2015-001397  
Klamath County, Oregon  
02/18/2015 09:16:28 AM  
Fee: \$52.00



After recording return to:  
Doreen Moschetti Reser  
11844 Centurion Ct  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Doreen Moschetti Reser

11844 Centurion Ct  
Klamath Falls, OR 97603

File No.: 7161-2357055 (SGB)  
Date: January 30, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY SPECIAL WARRANTY DEED

**U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust**, Grantor, conveys and  
specially warrants to **Doreen Moschetti Reser**, 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 4 of TRACT 1431, 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 **\$340,000.00**. (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<sup>th</sup> day of February, 20 15.

U.S. Bank Trust, N.A., as Trustee for LSF8  
Master Participation Trust

By: Caliber Home Loans, Inc., as Attorney in  
Fact

✓ Paula Kelley  
By: Paula Kelley  
Authorized Signatory

APN: R892602

Statutory Special Warranty Deed  
- continued

File No.: 7161-2357055 (SGB)  
Date: 01/30/2015

STATE OF TEXAS )  
County of DALLAS )ss.

This instrument was acknowledged before me on this 9 day of February, 2015  
by Paula Kelley as Authorized Signatory of Caliber Home Loans, Inc., as  
Attorney in Fact, on behalf of U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust.

Heather

Notary Public for \_\_\_\_\_  
My commission expires:

