

AMERITITLE  
54860 Am

2015-008728  
Klamath County, Oregon  
08/05/2015 11:25:05 AM  
Fee: \$47.00

GRANTOR:

Kenneth Bulkley and Tanya Bulkley

GRANTEE:

Compass Rose, LLC  
5241 Shasta Way  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kenneth Bulkley and Tanya Bulkley, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Compass Rose, LLC, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 431 in Block 126 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, and (a) A promissory note in the original principal sum of \$65,900.00 in favor of Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Universal American Mortgage Company LLC, secured by a deed of trust recorded December 29, 2011 as Instrument No.: 2011-014282 Official Records of Klamath County, Oregon as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$60,234.37.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

47 AMT

In Witness Whereof, the undersigned grantors, have executed this instrument this 30 day of July, 2015

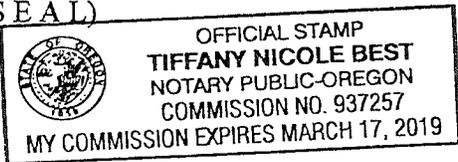
Kenneth Bulkley  
Kenneth Bulkley

Tanya Bulkley  
Tanya Bulkley

STATE OF OREGON, County of Yamhill <sup>TB</sup>  
~~Klamath~~ss.

Personally appeared the above named Kenneth Bulkley and Tanya Bulkley and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)



Before me: Tiffany Nicole Best  
Notary Public for State of Oregon