

AMERITITLE  
43211 AM

2015-008950  
Klamath County, Oregon  
08/11/2015 03:28:07 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRIAN W BRYSON and TARA A HOLMES  
7809 DONEGAL AVE  
KLAMATH FALLS, OR 97603

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

BRIAN W BRYSON and TARA A HOLMES  
7809 DONEGAL AVE  
KLAMATH FALLS, OR 97603

Escrow No. 3354829  
Title No. 3354829

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-9TT**

whose mailing address is 15460 Laguna Canyon Rd, Ste 100 Irvine CA 92618

Grantor(s) hereby grant, bargain, sell, warrant and convey to

**BRIAN W BRYSON and TARA A HOLMES,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain Trust Deed recorded 3/25/2015 instrument # 2015-002614, except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

See attached Legal Description as Exhibit "A"

Tax Account No: R589768

**More Commonly known as:** 7809 DONEGAL AVE, KLAMATH FALLS, OR 97603-9413

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$221,000.00**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THAT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATE: June 26, 2015

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-9TT

Brandee Conrad

By: Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

Brandee Conrad  
Assistant Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Texas  
State of ~~California~~  
County of Harris

On June 26, 2015 before me, Angela Y. Jackson (here insert name and title of officer), personally appeared Brandee Conrad, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

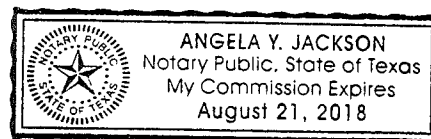
WITNESS my hand and official seal.

Signature

Angela Y. Jackson

Angela Y. Jackson

(Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 26 and 27 of SKYLINE VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.