



**2015-012463**  
**Klamath County, Oregon**  
11/16/2015 02:37:25 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SUSANNE SHIPMAN  
13728 HUMMINGBIRD DR  
BONANZA, OR 97623

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

SUSANNE SHIPMAN  
13728 HUMMINGBIRD DR  
BONANZA, OR 97623

Escrow No. 3351327  
Title No. 3351327

SPECIAL-EM

### SPECIAL WARRANTY DEED

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST,  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR  
BRONZE CREEK TITLE TRUST 2014-NPL1**

whose mailing address is 15480 Laguna Canyon Rd, Ste 100 Irvine CA 92618

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

**SUSANNE SHIPMAN,**

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 **03/05/2015** instrument # **2015001948**, 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: R390598

**More Commonly known as:** 13728 HUMMINGBIRD DR, BONANZA, OR 97623-8731

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 **\$124,000.00**

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: August 10, 2015

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST,  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR  
BRONZE CREEK TITLE TRUST 2014-NPL1**

*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.

State of ~~California~~ Texas *N.R.*  
County of Harris

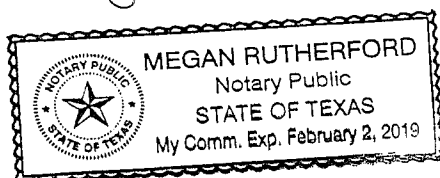
On August 10, 2015 before me, Megan Rutherford (here insert name and title of officer), personally appeared Brandee Conrad AVP who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 *Megan Rutherford*

(Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 7, 8, 9 and 10, Block 91 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.