

2015-012948

Klamath County, Oregon

11/30/2015 03:12:21 PM

Fee: \$47.00

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

4411 NE Sandy Blvd  
Portland, OR 97213

**Escrow No.:** 20140105845S

**GRANTOR'S NAME:**

Flagstar Bank, FSB

**GRANTEE'S NAME:**

Compass Rose, LLC

**SEND TAX STATEMENTS TO:**

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

**AFTER RECORDING RETURN TO:**

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

10713 Vincent Drive, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Flagstar Bank, FSB,

Grantor, conveys and specially warrants to

Compass Rose, LLC,

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Unit 10713 (Vincent Drive, Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is Fifty Thousand Five Hundred And No/100 Dollars (\$50,500.00).

**Subject to:**

Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

**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**

21722910

# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated November 6, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Flagstar Bank, FSB by Selene Finance LP, at its attorney in fact

BY: [Signature]

Joe Jaret

IT'S Assistant Vice President

Texas

State of \_\_\_\_\_

County of Harris

This instrument was acknowledged before me on November 6, 20 15 by

Joe Jaret as Assistant Vice President of

By: Selene Finance LP, as Attorney-in-Fact

[Signature]  
Notary Public - State of Texas

