

**2015-013283****Klamath County, Oregon****12/09/2015 02:43:47 PM****Fee: \$47.00****After recording return to: (Name, Address, Zip)**

Candice R Warmee  
1824 Portland Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:  
Same As Above

**GRANTOR:**

Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd, 5th Flr, Coral Gables, FL  
33146

**GRANTEE:**

Candice R Warmee  
1824 Portland Street, Klamath Falls, OR 97601

ORDER NO. 01049-19263

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

Bayview Loan Servicing, LLC, Grantor, conveys and specially warrants to Candice R Warmee, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Bayview Loan Servicing, LLC by Deed in Lieu Recorded on 5/8/2015 in the Klamath County Recorder's office as fee number 2015-004640 situated in Klamath County, State of Oregon, to wit:

The Easterly 33 1/3 feet of Lot 10, Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others

Subject to and excepting: Covenants, Conditions, Restrictions and Easements 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, 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$52,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 25 day of NOV, 2015.

Bayview Loan Servicing, LLC

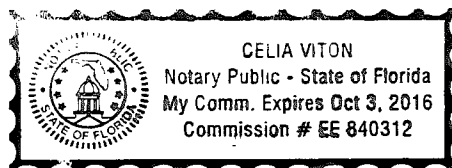
By: [Signature]

Name: **Sonia Asencio**  
Title: **Assistant Secretary**

State of Florida

County of ss. miami dade

This instrument was acknowledged before me this 25 day of NOV, 2015 by  
Sonia Asencio as Asst Sec for Bayview Loan Servicing,  
LLC



Before me: [Signature]  
Notary Public for Miami-Dade  
County, FL  
My Commission expires: 10-3-16