



2016-001507
Klamath County, Oregon
02/17/2016 09:23:57 AM
Fee: \$52.00

Grantor Name and Address:
BAYVIEW LOAN SERVICING, LLC
4425 PONCE DE LEON BLVD.
CORAL GABLES, FL 33146

Grantee Name and Address:
DANA HOFF
7610 W GRAND AVE.
LAKEWOOD, CO 80123

After recording, return to:
MELISSA VASQUEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

Until requested otherwise, send all tax statements to:
DANA HOFF
7610 W GRAND AVE.
LAKEWOOD, CO 80123

SPECIAL WARRANTY DEED

BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company, whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146 (referred to herein as "Grantor"), hereby conveys and specially warrants to DANA HOFF, whose address is 7610 W Grand Ave., Lakewood, CO 80123 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 2524 Crest Street Apt. 1, Klamath Falls, OR 97603

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$33,211.00

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

Dated: 1-21-16

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 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.

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware
limited liability company

By: [Signature]
Printed Name: Sonia Asencio
Title: Assistant Vice President

STATE OF Florida)
COUNTY OF Miami Dade) ss.

This instrument was acknowledged before me on Jan 21, 2014 by
Sonia Asencio as AVP of Bayview Loan Servicing, LLC, a
Delaware limited liability company.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

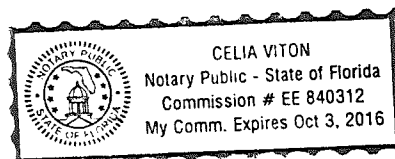


EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0° 07' EAST 100 FEET OF A POINT 20 FEET WEST AND 22.4 FEET SOUTH OF A POINT MARKED BY A ONE INCH IRON PIPE IN THE SOUTH LINE OF THE OREGON, CALIFORNIA & EASTERN RAILWAY RIGHT OF WAY 16.3 FEET WEST AND 540 FEET NORTH 0° 15' WEST OF THE NORTHEAST CORNER OF THE SW1/4 SE1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 39° 53' WEST 386.4 FEET; THENCE SOUTH 28° 48' EAST 114.1 FEET; THENCE NORTH 89° 53' EAST 331.8 FEET; THENCE NORTH 0° 07' WEST 100 FEET TO THE POINT OF BEGINNING.

Parcel ID: R-3909-003DB-04400-000

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.