

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

Escrow No.: 20140099503Z

GRANTOR'S NAME:

V Mortgage REO 1, LLC

GRANTEE'S NAME:

Robert James Klages and Molly Marie Klages, Husband and wife

SEND TAX STATEMENTS TO:

Robert James Klages and Molly Marie Klages
2166 Kelsey Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Robert James Klages and Molly Marie Klages
2166 Kelsey Lane
Klamath Falls, OR 97603

2166 Kelsey Lane, Klamath Falls, OR 97603

2016-001535

Klamath County, Oregon

02/17/2016 03:02:27 PM

Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

V Mortgage REO 1, LLC,

Grantor, conveys and specially warrants to

Robert James Klages and Molly Marie Klages, Husband and wife,

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

Lot 43 in Tract 1378 – PLEASANT VISTA 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 One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Qurrexi-Title 0101398

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

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 2/12/16; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

V Mortgage REO 1, LLC by New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as it's Attorney in Fact

BY: Shawn Garrison

IT'S AVP

State of SC

County of Greenville

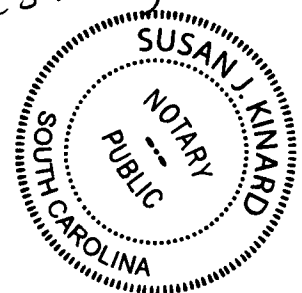
This instrument was acknowledged before me on February 12, 2015 by New Penn Financial, LLC dba Shellpoint Mortgage Servicing, attorney in fact for V Mortgage REO 1, LLC

Susan J. Kinard, AVP for Shellpoint Mortgage Servicing, as
Notary Public - State of SC, its attorney in fact.

State of SC

County of Greenville

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025



**Shawn Garrison, AVP for Shellpoint Mortgage Servicing, as its attorney in fact.