

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

2016-002978

Klamath County, Oregon

03/21/2016 03:35:47 PM

Fee: \$47.00

GRANTOR'S NAME:

V Mortgage REO 1, LLC

GRANTEE'S NAME:

Richard B. Brumwell and Kristine Elliott-Brumwell

AFTER RECORDING RETURN TO:

Richard B. Brumwell and Kristine Elliott-Brumwell
1515 Summers Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Richard B. Brumwell and Kristine Elliott-Brumwell
1515 Summers Lane
Klamath Falls, OR 97603

1515 Summers Lane, Klamath Falls, OR 97603

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

Richard B. Brumwell and Kristine Elliott-Brumwell, 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:

A parcel of land located in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is the intersection of the North line of the SW1/4 SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the East right of way line of Summers Lane as the same is now located; thence South along the said right of way line of Summer Lane a distance of 100 feet to a point; thence Easterly and parallel to the North line of the SW1/4 SW1/4 SW1/4 of said Section 35 a distance of 180 feet, more or less, to the Westerly line of a present existing irrigation ditch which said Westerly line of said ditch is parallel with the Northerly line of Garden Tracts, a platted portion of Klamath County, Oregon; thence Northeasterly along the Westerly line of said ditch to its intersection with the North line of the SW1/4 SW1/4 SW1/4 of said Section 35, said Township and Range; thence Westerly along said North line a distance of 240 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Summers Lane Road right of way.

The true consideration for this conveyance is Seventy-Five Thousand Nine Hundred And No/100 Dollars (\$75,900.00).

Amex Title 33295cm

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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 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 March 8, 2016; 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 its attorney in fact

BY: Shawn Garrison

ITS AVP

State of SC

County of Greenville

This instrument was acknowledged before me on March 8, 2016 by ~~Shawn~~ Shawn Garrison, AVP for LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for V Mortgage REO 1, LLC

Susan J. Kinard
Notary Public - State of SC

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

