

**2016-003574**

**Klamath County, Oregon**

**04/07/2016 02:25:11 PM**

**Fee: \$47.00**



After Recording Return to:

Daniel G. Carter  
530 Willis Lane  
Gilchrist, Oregon 97737

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Daniel G Carter  
530 Willis Lane  
Gilchrist, Oregon 97737

### **OREGON SPECIAL WARRANTY DEED**

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1 ("Grantor") conveys and specially warrants to Daniel G Carter ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A portion of the NE1/4 of the NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point along the North line of Section 19, from which the North quarter corner bears North 85 degrees 47' 02" East 396 feet; thence along the North line of Section 19, South 85 degrees 47' 02" West 198 feet to a point; thence along a line parallel to the quarter corner section line South 00 degrees 19' 35" West 220 feet to a point; thence along a parallel line to the North line of Section 19, North 85 degrees 47' 02" East 198 feet to a point; thence along a line parallel to the quarter corner Section line, North 00 degrees 19' 35" East 220 feet to the point of beginning.

The true consideration for this conveyance is \$ 115,000.00.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 4th day of April, 20 16.

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1

By: Rushmore Loan Management Services, LLC, its Attorney-in-Fact

By: [Signature]

Print Name: Susan Christy  
Assistant Vice President

Its: \_\_\_\_\_

STATE of Texas )  
 ) ss.  
COUNTY of Dallas )

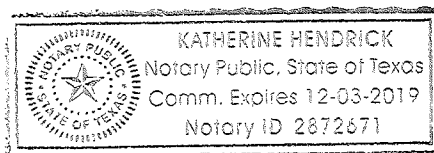
On this 4th day of April, 20 16, before me Katherine Hendrick appeared Susan Christy to me personally known, who, being by me duly sworn, did say that he/she is the AUP (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, Attorney-In-Fact for Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1 and did say that he/she is the authorized person of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, and that said instrument was signed on behalf of said limited liability company, by authority of its Members/Managers and said Susan Christy acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

[Signature]

Notary Public

My Commission Expires: 12-3-19



(Notary seal)