


RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:
Selene Finance LP

GRANTEE'S NAME:
Justin Chapman and Amanda Flesher

AFTER RECORDING RETURN TO:
Justin Chapman and Amanda Flesher
6123 Bly Mountain CU1
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
Justin Chapman and Amanda Flesher
6123 Bly Mountain CU1
Bonanza, OR 97623

6123 Bly Mountain CU1, Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Selene Finance LP,

Grantor, conveys and specially warrants to

Justin Chapman and Amanda Flesher,

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

PARCEL 1:

A tract of land situated in Lot 45 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

PARCEL 2:

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 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 Seventy-Six Thousand And No/100 Dollars (\$76,000.00).

2016-004088
Klamath County, Oregon
04/22/2016 11:38:06 AM
Fee: \$47.00

AmeriTitle 77553 AM

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

Subject to:

The property lies within and is subject to the levies and assessments of the Klamath Falls Forest Estates Special Road District.

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol

Reservation of Oil, gas, minerals, or other minerals, including the terms and provisions contained therein, in deed from Glenn C. Lorenz.

Recorded: September 2, 1933

Book: , Page

Instrument No.: 101, page 384

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Restrictions as shown on the official plat of said land.

Public Utilities as shown on the official plat of said land.

Building Setback as shown on the official plat of said land.

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 APR 19 2016; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Selene Finance LP

BY: Dan Shimmin Senior Vice President

State of Texas

County of Harris

This instrument was acknowledged before me on April 19, 20 16 by

Dan Shimmin as Senior Vice President of

Selene Finance LP

[Signature]
Notary Public - State of Texas

