



RECORDING REQUESTED BY:
AmeriTitle

2016-004660
Klamath County, Oregon
05/09/2016 02:20:31 PM
Fee: \$47.00

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

Henry J. Evans and Michelle Evans
153520 Twilla Court
La Pine, OR 97739

Escrow No.: **110-1600195-YC**
Order No.: **49303AM**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

(OREGON)

U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Grantor, conveys and specially warrant(s) to Henry J. Evans and Michelle Evans, As Tenants by the Entirety Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Lot 31, Block 3, Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$258,300.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: MAR 24 2016

U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank
National Association, as Legal Title Trustee

Specialized Loan Servicing LLC, as attorney in fact

BY: [Signature]
Specialized Asset Management LLC, as attorney
in fact for Specialized Loan Servicing LLC

Jeffery Dowden, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact for Specialized Loan Servicing, LLC

State of Colorado

County of Douglas

On MAR 24 2016 before me, Alexander Asinof, Notary Public,

personally appeared JEFF DOWDEN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to
the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized
capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

