



2016-005031
Klamath County, Oregon
05/13/2016 10:00:00 AM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Wells Fargo Bank, National Association as
Trustee for Structured Asset Mortgage
Investments II Inc., Greenpoint Mortgage Funding
Trust 2005-AR4 Mortgage Pass-Through
Certificates, Series 2005-AR4
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

GRANTEE:
Randy Moss
8555 W Langell Valley Road
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
Randy Moss
~~615-617 High Street~~ 8555 W. Langell Valley Rd.
~~Klamath Falls, OR 97601~~ Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Randy Moss
~~615-617 High Street~~ 8555 W. Langell Valley Rd.
~~Klamath Falls, OR 97601~~ Bonanza, OR 97623

Escrow No: 4616038807-FTEUG03

615-617 High Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc.,
Greenpoint Mortgage Funding Trust 2005-AR4 Mortgage Pass-Through Certificates, Series 2005-AR4

Grantor, conveys and specially warrants to

Randy Moss

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

Complete legal description attached hereto

The true consideration for this conveyance is \$46,000.00.

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements,
easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts,
covenants, conditions and restrictions as may appear 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.

Dated 5-2-16

Wells Fargo Bank, National Association as Trustee
for Structured Asset Mortgage Investments II Inc.,
Greenpoint Mortgage Funding Trust 2005-AR4
Mortgage Pass-Through Certificates, Series
2005-AR4 by Select Portfolio Servicing Inc., as
attorney in fact

BY: [Signature] 5-2-16

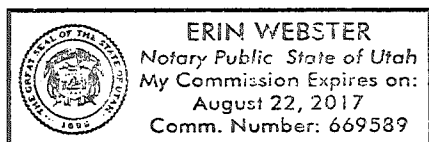
As: Kathy Kerr, Doc. Control Officer

State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on May 2, 2016
by X Kathy Kerr, Doc. Control Officer of Select Portfolio Servicing Inc.
attorney in fact for Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage
Investments II Inc., Greenpoint Mortgage Funding Trust 2005-AR4 Mortgage Pass-Through Certificates,
Series 2005-AR4 X Personally Known

[Signature]
Notary Public - State of Utah

My commission expires: AUG 22 2017



File No.: 103446AM
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Block 41, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.