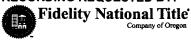
#### **RECORDING REQUESTED BY:**



4411 NE Sandy Blvd Portland, OR 97213

#### **GRANTOR'S NAME:**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1

#### **GRANTEE'S NAME:**

Dana Hoff

#### **AFTER RECORDING RETURN TO:**

Dana Hoff 7610 W Grand Avenue Lakewood, CO 80123

#### **SEND TAX STATEMENTS TO:**

Dana Hoff 7610 W Grand Avenue Lakewood, CO 80123

3209 Hilyard Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2016-005529

05/26/2016 11:33:55 AM

Fee: \$47.00

Klamath County, Oregon

## SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1, Grantor, conveys and specially warrants to Dana Hoff,

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

The E1/2 of Lot 19, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southerly 10 feet which was conveyed to Klamath County, a municipal organization, by Deed recorded May 19, 1961 in Book 329 at Page 603.

The true consideration for this conveyance is Thirty-One Thousand And No/100 Dollars (\$31,000.00).

### 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.

# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated 4-29-2016; if a corporate grantor, it has caused its name to be signed by order of its board of directors.
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1, by New Penn Financial, LLC dba Shellpoint Mortgage Servicing as it's attorney in fact
BY: Alle Out
IT'S AND
State of
County of Green. 11e
This instrument was acknowledged before me on
ARMONIALIA EXPIRES  8/6/2023  NARY PURITHER  NOTARY PURI