

**RECORDING REQUESTED BY:**



**Fidelity National Title**  
Company of Oregon

4411 NE Sandy Blvd  
Portland, OR 97213

**2016-005529**

Klamath County, Oregon

05/26/2016 11:33:55 AM

Fee: \$47.00

**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

**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.**

Ameri Title 05643AM

**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: [Signature]

IT'S APP

State of SC

County of Greenville

This instrument was acknowledged before me on 4-29, 2016  
by Braun Garrison as APP for New  
Penn Financial, LLC dba Shellpoint Mortgage Servicing, attorney in fact for 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

[Signature]  
Notary Public - State of SC

Wendy M. Armonaitis

