



2016-006167
Klamath County, Oregon
06/13/2016 03:19:18 PM
Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Martin Mertus
PO Box 1036
Keno, OR 97627

Until a change is requested all tax
statements shall be sent to the
following address:
Martin Mertus
PO Box 1036
Keno, OR 97627

File No.: 4260-2575627 (RB)
Date: ~~March~~ 19, 2016
may

STATUTORY WARRANTY DEED

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, Grantor, conveys and warrants to **Martin Mertus**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$66,800.00**. (Here comply with requirements of ORS 93.030)

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.

U.S. Bank Trust, N.A., as Trustee for LSF8
Master Participation Trust

By: Caliber Real Estate Services, LLC
Attorney-in-Fact

By: Paula Kelley
Name: . Paula Kelley
Title: Authorized Signatory

APN: **R256127**

Statutory Warranty Deed
- continued

File No.: **4260-2575627 (RB)**

STATE OF **Texas**)
)-ss.
COUNTY OF **Dallas**)

On this 19 day of May 2016 before me personally appeared
Paula Kelley Authorized Signatory

of Caliber Real Estate Services, LLC, who executed the within instrument as Attorney in Fact for U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 5/19/16

Odette Hodges

Print Name: **Odette Hodges**
Notary Public in the State of **Texas**

Residing at:

My appointment expires

