



2016-006851

Klamath County, Oregon

06/29/2016 11:50:21 AM

Fee: \$47.00

Please send tax  
statements, and  
After Recording  
return to

Mark C. Edwards  
424 Girard Dr  
Medford, OR  
97504-6314

### OREGON SPECIAL WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, dba CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2014-NPL1 ("Grantor") conveys and specially warrants to Mark C. Edwards and Tammy A. Edwards ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

**PARCEL 1:**

The East half of Tract 10, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

The N1/2 of the E1/2 of the vacated alley between Lots 10 and 11, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$ 64,000.00.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 17<sup>th</sup> day of June, 2016.

WILMINGTON SAVINGS FUND SOCIETY, FSB, dba CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2014-NPL1 By: Rushmore Loan Management Services, LLC, its Attorney-in-Fact

By: [Signature]

Print Name: Susan Christy  
Assistant Vice President

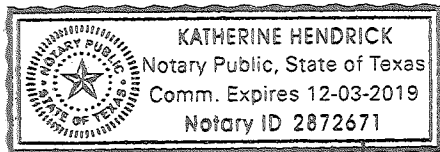
Its: \_\_\_\_\_

STATE of Texas )

COUNTY of Dallas ) ss.

On this 17<sup>th</sup> day of June, 2016, before me Katherine Hendrick appeared Susan Christy to me personally known, who, being by me duly sworn, did say that he/she is the Attorney-in-Fact (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, Attorney-In-Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, dba CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2014-NPL1 and did say that he/she is the authorized person of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, and that said instrument was signed on behalf of said limited liability company, by authority of its Members/Managers and said Susan Christy acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.



My Commission Expires: 12/3/19

[Signature]

Notary Public

(Notary seal)