

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

GRANTOR'S NAME:

Lakeview Loan Servicing, LLC

GRANTEE'S NAME:

Ashley Quinowski

AFTER RECORDING RETURN TO:

Ashley Quinowski
1606 Kane Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Ashley Quinowski
1606 Kane Street
Klamath Falls, OR 97603

1606 Kane Street, Klamath Falls, OR 97603

2016-006867

Klamath County, Oregon

06/29/2016 02:31:24 PM

Fee: \$42.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lakeview Loan Servicing, LLC, Grantor, conveys and warrants to Ashley Quinowski, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon: *A.

The S1/2 of Tract 36 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the East 5 feet thereof conveyed to Klamath County for road purposes.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00). (See ORS 93.030).

Save and Except: Covenants, conditions, restrictions and easements 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. IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 6, 2016

Lakeview Loan Servicing, LLC

BY: [Signature]

Darrell McDonnell

State of New York

County of Erie

This instrument was acknowledged before me on June 6, 2016 by

Darrell McDonnell as Vice President of

Lakeview Loan Servicing

[Signature]
Notary Public - State of New York

My Commission Expires: 4/14/19

MARNIE J GUCK
NOTARY PUBLIC STATE OF NEW YORK
No. 01GU5076054
Qualified in Erie County
COMM. EXP. 4/14/19