

**2016-006912**

**Klamath County, Oregon**

**06/30/2016 10:45:11 AM**

**Fee: \$47.00**

When Recorded Return to:

Aldridge Pite, LLP  
111 SW Columbia Street, Ste. 950  
Portland, OR 97201

Send Tax Statements to:

Shellpoint Mortgage Servicing  
75 Beattie Pl #300  
Greenville, SC 29601

Space Above For Recorder's Use

**BARGAIN AND SALE DEED**

Grantor: Anna Carpenter

Grantee: MTGLQ Investors, L. P.  
c/o Shellpoint Mortgage Servicing  
55 Beattie Pl. MS #005  
Greenville, SC 29601

The consideration for the transfer of redemption rights is, stated in terms of dollars, \$1,500.00.

The consideration for Grantor to vacate the property within 30 days of the date of signing this document, stated in terms of dollars, is \$2,000.00.

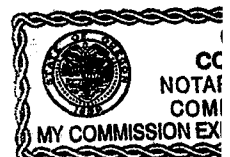
Grantor conveys to Grantee all of Grantor's right, title and interest in the following described real property, free of encumbrances except as specifically set forth herein:

THE SOUTHEASTERLY 36.7 FEET OF LOT 3 AND THE NORTHWESTERLY 38.3 FEET OF LOT 4, BLOCK 4, FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as:

4458 Memorie Lane, Klamath Falls, OR 97603

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.

Dated this 16 day of MAY, 2016. By Grantor:

Grantor Signature:

ANNA CARPENTER  
Print Grantor Name:

STATE OF Oregon  
COUNTY OF Wash

On MAY 16, 2016 before me, Connie Jo Dusan personally appeared ANNA CARPENTER who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Connie Jo Dusan (seal)  
Name: My commission exp. 11-6-16

