

**2016-007649****Klamath County, Oregon**

07/19/2016 03:19:50 PM

Fee: \$47.00

Prepared by and After Recording Return to:  
Continental Real Estate Services  
9362 Dielman Industrial Drive  
St. Louis, MO 63132

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Tyrel Benson  
3325 Derby St  
Klamath Falls, Oregon 97603

### **OREGON SPECIAL WARRANTY DEED**

WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as 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 Tyrel Benson ("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 2 of Land Partition 50-05 being the S1/2 of Lot 56 and Lot 57 of EZELL TRACTS (Unrecorded), situated in the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$ 122,000.00.

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 18<sup>th</sup> day of May, 2016.

WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as 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 )  
 ) ss.  
COUNTY of Dallas )

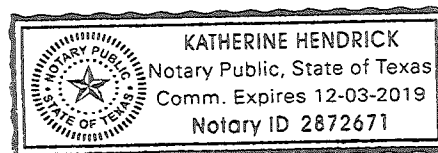
On this 18<sup>th</sup> day of May, 2016, before me Katherine Hendrick appeared Susan Christy to me personally known, who, being by me duly sworn, did say that he/she is the AUP (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, Attorney-In-Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as 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.

[Signature]

Notary Public

My Commission Expires: 12-3-19



(Notary seal)