

AmeriTitle  
MTC 911A AM

2016-007859

Klamath County, Oregon

07/26/2016 10:25:28 AM

Fee: \$52.00

*After Recorded and*

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

Ronald G. Bockelman, Jr.  
4300 Carlon Way  
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 Ronald G. Bockelman, Jr. and Dana L. Bockelman, as Tenants of Entirety ("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:

A portion of Lots 25, 26 and 27, SUMMER HEIGHTS, a platted subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point which in North 90 feet and East 5 feet from the Southwest corner of Lot 26, SUMMERS HEIGHTS; thence North on a line which is parallel to and 5.0 feet East from the West line of Lot 26 a distance of 185.6 feet, more or less, to the Southerly right of way of the U.S.R.S. A-3 Lateral; thence North 76 degrees 18' East a distance of 82.7 feet, more or less, to its intersection with the East line of Lot 26 extended; thence South along said East line extended to a point which is 15.0 feet North of the Northeast corner of Lot 26; thence East along a line parallel to and 27.0 feet North of the North line of Lots 25 and 24 a distance of 160 feet to the West line of Hilldale Street; thence South along said West line a distance of 27.0 feet to the Northeast corner of Lot 24; thence West along the North lines of Lots 24 and 25 a distance of 99.8 feet to a point; thence South parallel to the East line of Lot 25, a distance of 44.7 feet to a point; thence West parallel to the South line of Lots 25 and 26 a distance of 140.2 feet, more or less, to the point of beginning.

The true consideration for this conveyance is \$ 135,000.00

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 6<sup>th</sup> day of June, 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: \_\_\_\_\_

Print Name: Susan Christy  
Assistant Vice President

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

STATE of Texas )  
 ) ss.  
COUNTY of Dallas )

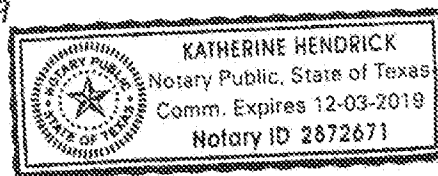
On this 6th day of June, 2016, before me Katherine Hendrick appeared Duane Christy to me personally known, who, being by me duly sworn, did say that he she is the AUP (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, Attorney-In-Fact for WILMINGTON SAVINGS FUND 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 Duane 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.

Katherine Hendrick

Notary Public

My Commission Expires: 12/3/19



(Notary seal)

PID# 1112969  
Special Warranty Deed