

WTC 100355AM

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Kent Wetzel
617 - 619 McKinley Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

2016-007936

Klamath County, Oregon

07/27/2016 12:47:35 PM

Fee: \$47.00

617 and 619 McKinley Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

V Mortgage REO 1, LLC, Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise. Grantor, conveys and specially warrants to **Kent Wetzel**, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M05, page 416609 except as specifically set forth below:

The Northeasterly 2.1 feet of Lot 7 plus the Southwesterly 47.9 feet of Lot 8, Block 21, FIRST ADDITION to the City of Klamath Falls, 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 One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00).

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, 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.

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SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/21/16

V Mortgage REO 1, LLC by New Penn Financial, LLC dba
Shellpoint Mortgage Servicing, Attorney in fact

BY: [Signature]
Authorized signatory

State of SC
County of Greenville

On this 7-21-16, before me personally appeared Joel Fowler
(proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose
name is subscribed to the within instrument (Type of Document: _____).

as the attorney in fact of: New Penn Financial LLC dba Shellpoint Mortgage Servicing.

and acknowledged that (he) (she) subscribed the name of Joel Fowler

thereto as principal, and (his) (her) own name as attorney in fact.

[Signature]
Notary Public - State of SC

My Commission Expires: 10/23/2025

