



2016-008846

Klamath County, Oregon

08/19/2016 03:36:00 PM

Fee: \$57.00

After recording return to:
Gerald Romine
BUSINESS OPPORTUNITIES AND
CONSULTING, L.L.C
PO Box 1528
Klamath Falls, OR 97601

Until a change is requested,
all tax statements shall be sent
to the following address:
Gerald Romine
BUSINESS OPPORTUNITIES AND
CONSULTING, L.L.C
PO Box 1528
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

PS

~~U.S. Bank N.A., as Trustee on behalf of Manufactured~~ U.S. Bank N.A., as Trustee on behalf of
Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-1

, Grantor, conveys and specially warrants to BUSINESS
OPPORTUNITIES AND CONSULTING, L.L.C, AN ARIZONA LIMITED LIABILITY COMPANY, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as
specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Seventy Two Thousand Nine Hundred Dollars And No/100
Dollars (\$72,900.00).

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.

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

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

Dated this August 10 2014

U.S. Bank N.A., as Trustee on behalf of Manufactured Housing Contract Senior/Subordinate
Pass-Through Certificate Trust 1997-1

BY: 
Ditech Financial LLC, FKA Green Tree Servicing LLC,
a Delaware Limited Liability Company, as Attorney in Fact

Print Name: George Dumlak

Title: ATP

Date: 8/10/2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arizona)

County of Maricopa)

On August 10, 2016 before me, Heidi McCarthy, a Notary Public in and for said State, personally appeared,

George Dumluer, ARP, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Heidi McCarthy



Ln # 45409112

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): R3908 12DB 1900 and R3908 12DB 1700

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

A portion of TRACT NO. 10 of DE WITT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the North side of Sunnyside Drive of said Dewitt Home Tracts distant Westerly from the Southeast corner of said Tract No. 10 a distance of 145.8 feet; thence West along said line of Sunnyside Drive a distance of 120 feet; thence North a distance of 127.3 feet; thence North 89 degrees 22' East a distance of 120 feet; thence South a distance of 128.2 feet to the point of beginning. All that portion of TRACT NO. 10 of DE WITT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the North line of said Tract No. 10 which is 120 feet West of the Northeast corner of said Tract No. 10; thence running South 480 feet parallel to the East line of said Tract; thence West, parallel to the South line of said Tract 206.8 feet, more or less to the West line of said Tract No. 10; thence North along the West line of said Tract No. 10 a distance of 480 feet, more or less to the Northwest corner of said Tract No. 10, thence East along the North line of said Tract No. 10 a distance of 206.8 feet, more or less, to the point of beginning.