



2016-009191

Klamath County, Oregon

08/29/2016 01:44:01 PM

Fee: \$52.00



After recording return to:
Joshua J. Davis
1911 Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Joshua J. Davis
1911 Oregon Avenue
Klamath Falls, OR 97601

File No.: 10194610d (RB)
Date: August 18, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, Grantor, conveys and specially warrants to **Joshua J. Davis**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 8, Block 74, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2016-2017** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$47,500.00**. (Here comply with requirements of ORS 93.030)

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.

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust.

By: By: Caliber Real Estate Services, LLC as
Attorney-in-Fact

By: Paula Kelley
Name: Paula Kelley
Title: Authorized Signatory

APN: **R212905**

Statutory Special Warranty Deed
- continued

File No.: **10194610d (RB)**
Date: **08/16/2016**

STATE OF Texas)
)-ss.
COUNTY OF Dallas)

On this 18 day of August 2016 before me personally appeared
Paula Kelley Authorized Signatory

of Caliber Real Estate Services, LLC , who executed the within instrument as Attorney in Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 8/18/16

Odette Hodges
Print Name: Odette Hodges
Notary Public in the State of Texas
Residing at:
My appointment expires

