



**RECORDING REQUESTED BY:**

Amerititle

**AND WHEN RECORDED MAIL TO:**

Until a change is requested,  
all tax statements shall be sent  
to the following address:

Dianne McGee  
382 S 5<sup>th</sup> St.  
Toledo, OR 97391

Escrow No: **OR-259-EO**

**2016-010081**

**Klamath County, Oregon**

09/22/2016 03:25:00 PM

Fee: \$47.00

**SPECIAL WARRANTY DEED  
(OREGON)**

**FV-1 Inc in trust for Morgan Stanley Mortgage Capital Holdings LLC, Grantor, conveys and specially warrant(s) to Dianne McGee, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:**

**All of Lot 7 and the Southerly 28 feet of Lot 6 in Block 4 of WEST KLAMATH FALLS, formerly West Linkville, 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.**

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is: **\$136,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: SEP 16 2016

**FV-1 Inc in trust for Morgan Stanley  
Mortgage Capital Holdings LLC**

Specialized Loan Servicing LLC, as Attorney in Fact

By: [Signature] Jeff Harnish, Assistant Vice President  
Specialized Asset Management LLC, as Attorney Specialized Asset Management, LLC  
In Fact for Specialized Loan Servicing LLC as Attorney in Fact  
For Specialized Loan Servicing, LLC

STATE OF Colorado

COUNTY OF Douglas

} S.S.

On SEP 16 2016, before me, Alexander S Asinof, Notary public,  
personally appeared Jeff Harnish who proved to me on 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 Colorado that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

**ALEXANDER S ASINOF  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034451  
MY COMMISSION EXPIRES 08/31/2019**